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CITY OF SAN DIEGO

GROWTH MANAGEMENT REVIEW TASK FORCE

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City of San Diego California

**A review and evaluation of progress in achieving the goals and objectives
of the City's Residential Growth Management Strategy**

presented to:

**The City of San Diego Growth Management
Review Task Force**

presented by:

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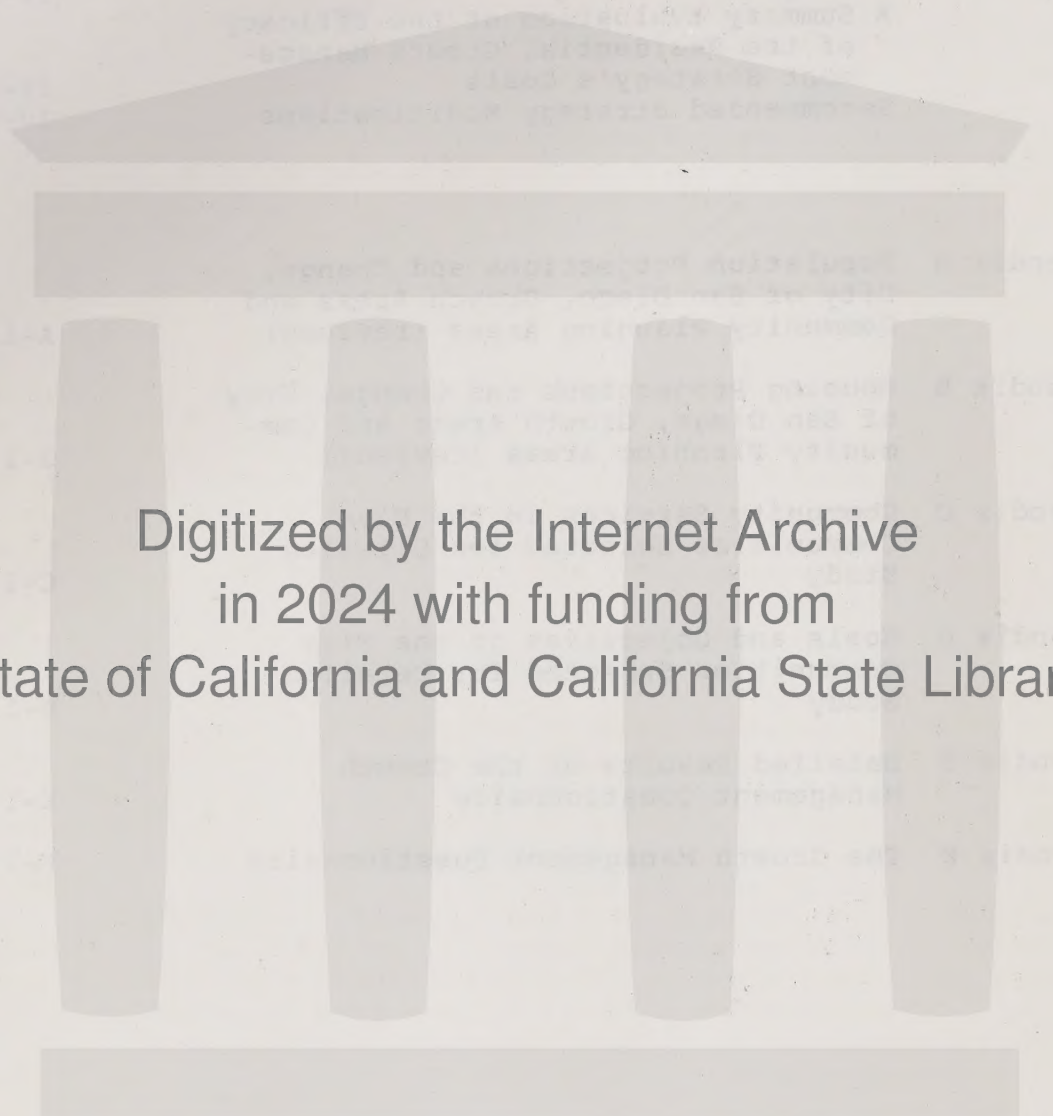
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INTRODUCTION

PURPOSE OF THE REPORT

This is the final report to be prepared by Wallace Roberts & Todd setting out the findings of their review of progress in realizing the objectives of the City of San Diego's Residential Growth Management Strategy between the time of its adoption in September 1979 and the present.

Part I described the results of an analysis of changes in population and housing during the five years since the City adopted its Growth Strategy, throughout the City as a whole, in each of the growth areas: urbanized, planned urbanizing, and future urbanized, and in each of the City's 53 communities. All data with regard to Population and Housing are presented in Appendices A and B of this report.

Part II documents growth impacts in five communities selected for detailed study: Rancho Bernardo, Mira Mesa, Mid-City, Southeast and Otay Mesa-Nestor, in terms of adequacy of public facilities and changes in levels of community services over the five year period, measured against criteria established in Community Plans and City policies. These criteria and policies and a detailed analysis of community services are set out in Appendices C and D of this report, respectively.

To determine the perceptions of residents of each of these five communities with regard to adequacy of community services, to changes in the levels of service since adoption of the strategy, and in the overall quality of life in their communities, a questionnaire was distributed to a 5% sample of all households in each of the five communities.

The results of tabulation and analysis of questionnaire responses are summarized in Part III of this report. These results are compared with the growth impact analyses for each of the five communities. Detailed analyses of questionnaire responses are set out in Appendix E and copies of the questionnaires are provided in Appendix F.

As our final task, WRT reviewed factors affecting growth in San Diego and steps that have been taken to manage growth. Growth factors were reviewed as a basis for determining which are and which are not within the City's ability to control, and the implications of such considerations for the Growth Management Program and its objectives. Policies and implementation mechanisms were then reviewed as a basis for determining aspects of the strategy for which modifications should be considered.

SUMMARY OF FINDINGS

During the first five years since adoption of its residential growth management strategy, the City of San Diego has experienced growth somewhat differently than was anticipated in 1979.

Growth in San Diego in the Past Five Years

Both the City and the County experienced larger 1980 populations than had been anticipated and higher growth rates during the first half of the 1980's. While the City was projected in 1979 to grow at a rate of nine percent between 1980 and 1985 and the County at a rate of thirteen percent, 1984 estimates find these rates to be eleven percent and fifteen percent respectively.

The City has exceeded its objectives in encouraging growth within urbanized areas, and growth has been slower than projected in 1979 in planned urbanizing areas. Population is estimated to be increasing at a rate of ten percent in urbanized areas between 1980 and 1985 in contrast to the two percent rate that was projected in 1979. Because 1980 population was larger than had been anticipated in 1979 in the City's urbanized areas, as well as throughout the City and County, the absolute difference between the growth that occurred and growth as anticipated in 1979 was even greater than is suggested by the difference in growth rates.

The following table summarizes these absolute differences in the County, City Urbanized Areas, and Planned Urbanizing Areas.

Absolute Differences Between
Projected and Estimated 1985 Population

	<u>Projected 1985 Population</u> ¹	<u>Estimated 1985 Population</u> ²	<u>Percent Difference</u>
County	2,032,400	2,138,038	+ 5%
City	908,700	997,979	+ 10%
Urbanized Areas	631,700	779,434	+ 23%
Planned Urbanizing Areas	215,100	165,736	- 23%

¹ Series 4b, 1976.

² Series 6, 1984, interpolated.

Among the City's 53 community planning areas, Centre City and Greater Golden Hill, within the Urbanized Area are estimated to have grown at rates in excess of 20 percentage points higher than projected, and Mira Mesa, Penasquitos East, North City West and University, all within the Planned Urbanizing Area, are estimated to have grown at rates in excess of 20 percentage points lower than projected between 1980 and 1985.

The City's higher than anticipated success in the early years of its residential growth management program in limiting premature dispersal of residential growth in presently undeveloped areas, and encouraging growth in already developed areas, may require reevaluation of current methods of coordinating growth with improvements in community services.

The Impacts of Growth in Five Communities in San Diego

A review of levels of growth and community services in five communities in the City, Rancho Bernardo and Mira Mesa in the Planned Urbanizing Area, and Mid-City, Southeast San Diego, and Otay Mesa-Nestor in the Urbanized Area, confirms the need for consideration of:

greater investment than was anticipated in community services in certain urbanized areas, either by the City, by developers, or through public-private cost sharing; and

modification of selected growth objectives and incentives.

A Summary of Growth 1980-1985
The Five Communities Selected for Detailed Study

	Rancho Bernardo	Mira Mesa	Mid- City	Southeast San Diego	Otay Mesa- Nestor
Growth Area	Planned Urban- izing	Planned Urban- izing	Urbanized	Urbanized	Urbanized
1976 Projected 1980 Population ¹	17,200	39,000	84,200	57,900	11,200
1980 Actual Population ²	15,803	37,491	95,630	71,912	43,345
Number Difference	-1,397	-1,509	+11,430	+14,012	+32,145
Percent Difference	-8%	-4%	+14%	+24%	+287%
1976 Projected 1985 Population ¹	22,200	59,000	84,100	57,900	11,800
1984 Estimated 1985 Population ³	21,174	43,627	108,598	78,210	48,288
Number Difference	-1,026	-15,373	+24,498	+20,310	+36,488
Percent Difference	-5%	-26%	+29%	+35%	+309%
1976 Projected 1980-1985 Growth Rate ¹	+29%	+51%	less than 1%	0%	+5%
1984 Estimated 1980-1985 Growth Rate ³	+34%	+16%	+14%	+9%	+11%

¹ Series 4b projections, 1976.

² U.S. Census, 1980.

³ Series 6 Estimates, 1984 (1985 figures interpolated).

Implications of Variations between Growth as it Occurred and Growth as it was Intended to Occur in the Past Five Years

In evaluating the implications of the variations between growth as it was intended to occur and growth as it did occur in the five years since adoption of San Diego's Residential Growth Management Strategy, it was found that growth is affected by so many significant variables other than City Policy, that it is remarkable how close what has occurred is to what was intended.

Particularly significant unpredicted or unpredictable influences on growth are interest rates, inflation and the economy in general, housing costs, population shifts to and within the sunbelt, changing household sizes and lifestyle, immigration, ownership patterns of undeveloped land in San Diego, Proposition 13, and Jarvis IV, defeated only just before the printing of this report.

The significant non-quantifiable influence of these factors on growth patterns in San Diego makes clear the importance of regular monitoring of the results of the Growth Management Strategy.

The Results of the Residential Growth Management Questionnaire

A total of 5,303 questionnaires were distributed to a 5% sample of residents of the five communities selected for detailed study. The overall usable response rate, after elimination of questionnaires returned either unopened or blank, was 17%. Response rates varied considerably, from a 35% usable response in Rancho Bernardo to an 8% usable response in Southeast San Diego.

While there was considerable correspondence between peoples' perception of the quality of community services and the results of measuring these services against General Plan Standards and City Policies, the correlation was by no means exact. Even more important, written comments on questionnaires make it clear that aspects of various community facilities other than those identified by City standards are at least as important as, if not more important than, those aspects that are identified. Thus, for example, more frequent reference was made to the absence of landscaping and lack of maintenance of public spaces than to the amount of such space available in Southeast San Diego.

In terms of quality of life, the majority of the residents of all five communities felt that there had been some decline in overall livability in their communities, but no change in the maintenance of community resources and open space. In Rancho Bernardo and Mira Mesa, the perceived decline in livability

was most frequently attributed to increased noise and traffic. Similar reasons were also cited by residents of Mid-City, Southeast San Diego and Otay Mesa-Nestor, for whom crime was equally or more important as a cause of decline in livability.

The majority of the residents found no change with regard to sense of place and neighborhood identity or access to work, cultural and medical facilities, excepting that the majority of the respondents in Mid-City found a decline in sense of place, and the majority of the respondents in Mira Mesa found that access to work, cultural and medical facilities had improved.

An indication of what the respondents to the questionnaire value in their communities is found in their responses to questions regarding the factors which have been most important in their decisions about where to live. A pleasant environment was cited as either the most important or a very important reasons for either staying or leaving all five communities.

Affordable housing was named as very important by more respondents than any other factor by those who have moved to Mira Mesa, Mid-City and Otay Mesa-Nestor within the past five years and those who are planning to stay for at least the next five years in Mira Mesa, Mid-City, Southeast San Diego and Otay Mesa-Nestor. Over 45% of respondents planning to remain in Mid-City, Southeast San Diego, and Otay Mesa-Nestor assign some importance to availability of public transit.

At least one third of the respondents in all five communities and more than one half of the respondents from Mira Mesa have moved into their community within the past five years. More than 90% of respondents from Rancho Bernardo are planning to stay at least another five years while in the other four communities that percentage ranges between 72% and 78%.

Appendix E of this report provides a detailed discussion of written responses to the questionnaire, of which there were many. Eighty-three percent of the respondents from Rancho Bernardo, 78% from Mira Mesa, 45% from Mid-City, 59% from Southeast San Diego and 62% from Otay Mesa-Nestor included written comments on their questionnaire responses.

SUMMARY OF RECOMMENDATIONS

As the conclusion of our two month review of the City's Residential Growth Management Strategy, we have identified seven overall aspects of the strategy that may require modification. Because of the brevity of our acquaintance with the details of the Strategy, these recommendations are necessarily preliminary and conceptual.

Areas that we consider may require modification are:

1. Growth Monitoring and Response

The City must be able to respond more promptly by adjustments in strategy implementation to differences that are identified between what was intended and what occurs in City growth patterns.

2. Capital Program

The Capital Program should be organized geographically as well as by Department and function to facilitate monitoring of public improvement policies to assure their coordination and compliance with the Residential Growth Management Strategy. Further use of the City's computer capacity could facilitate such efforts.

3. Criteria and Standards for Community Services in the Urbanized Area

Plans including Community Services Needs Assessments and Implementation Programs should be prepared for each of the City's Urbanized communities. Questionnaires similar to those used for this study might serve as a useful tool in such efforts.

4. Public/Private Payment for Community Services in the Urbanized Area

In the necessary revision of financing methods to community service improvements in the Urbanized Area, public funds should be used for "catch-up" improvements, while developers should pay for increments of services for which a demand is generated by residents of their developments. The resulting fees should be lower than those for developers in the Planned Urbanizing Area.

5. Coordination of City and County Growth Management Programs

The imminent review of the City's General Plan and of the County's Growth Management Plan provides an opportunity for needed coordination between the City and County Growth Management Strategies.

6. Special Use of the Police Powers

The City should consider applying conditions to development over specified densities in areas of the City zoned for significantly higher residential densities than either exist or are intended under the General Plan or Community Plans. Such conditions might include special community service contributions or fees, or requirement for TDR agreements.

7. Special Environmental Features and Amenities

While the City has recently taken action to strengthen its protection of the important open space amenity represented by the canyons through preparation of Hillside Development and Design Guidelines, insufficient time has passed to determine their effect. A clear need, however is evident for an increased City commitment to Urban Design and particularly for design coordination among major Downtown projects.

Part I
Growth Projections and Patterns

PART I
GROWTH PATTERNS AND PROJECTIONS

As the first step in evaluating the degree to which the objectives of San Diego's Residential Growth Management Strategy have been realized, adopted projections of growth at the time of adoption of the strategy in 1979 have been compared with growth that actually occurred.

This part of the report sets out a series of maps and charts illustrating and comparing growth rates in the City's community planning areas and in its growth areas, and a discussion of overall patterns of growth. Tables setting out all projections and estimates with regard to population are presented in Appendix A to this report. Corresponding data with regard to housing are presented in Appendix B.

ADOPTED 1980-1985 POPULATION PROJECTIONS, 1976

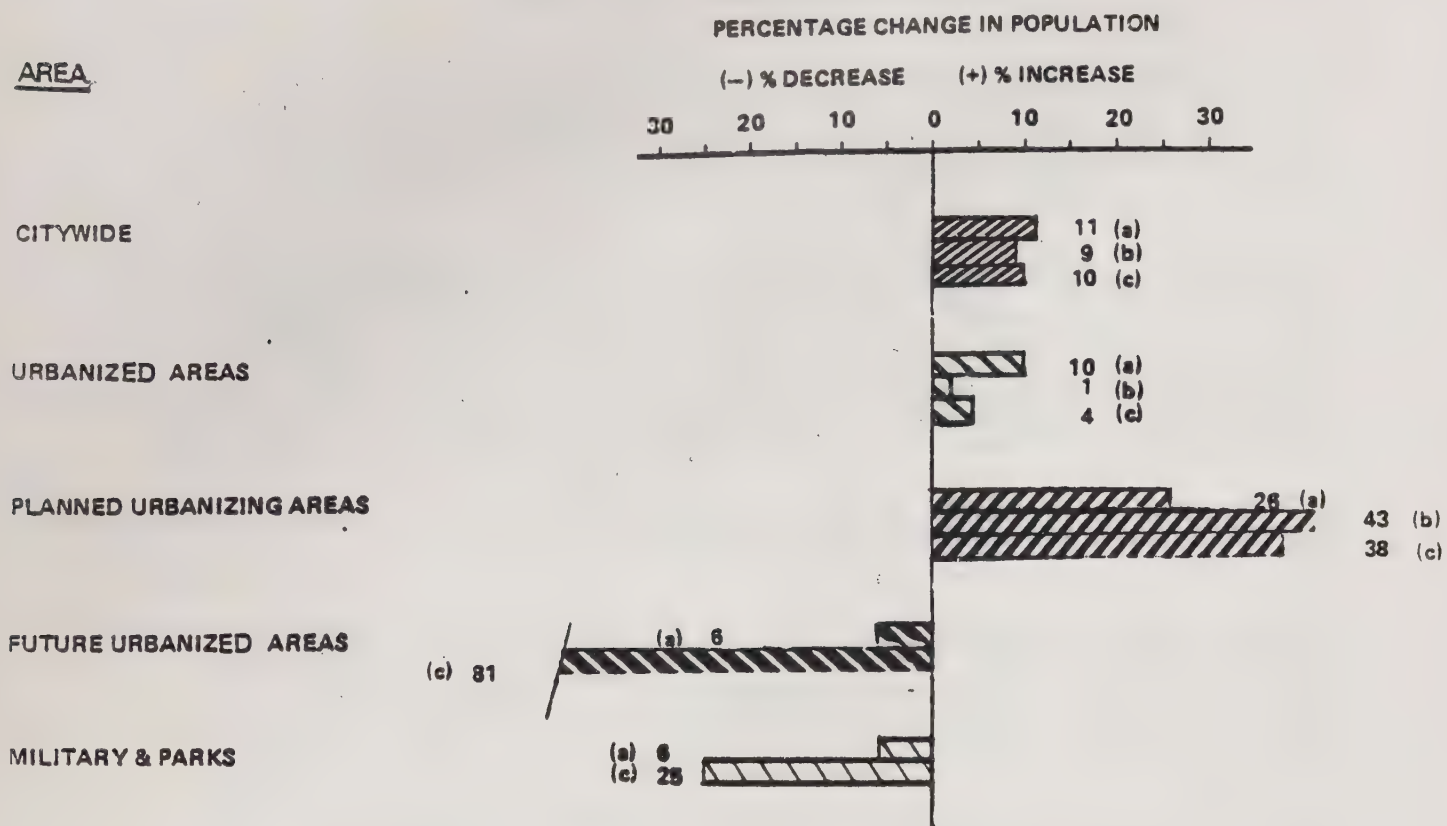
The population projections that were current at the time of the Strategy's adoption were projections entitled Series 4B, prepared by the San Diego Association of Governments and revised in 1976. Series 4B projections that are of particular interest in this analysis are those for 1980 and 1985.

Growth that has actually occurred is represented by estimates entitled Series 6, adopted by May 1984 by the San Diego Association of Governments. 1980 figures in this Series are from the U.S. Census and 1984 numbers are estimates based upon permit and other data. In order to make Series 6 estimates comparable to Series 4B projections, the consultants projected a continuation of the estimated growth rate between 1980 and January 1, 1984 through 1985. The resulting data is called Interpolated Series 6 for the purpose of this study.

A second set of projections of growth was prepared by the San Diego Association of Governments in 1980-1981. While these projections were clearly prepared before 1980 Census data became available, they benefit from more recent information regarding development patterns and trends than was available at the time of the Series 4B projections. They are included for reference in this study, and are called Series 5 projections.

FIGURE 1

COMPARISON OF PROJECTED AND ESTIMATED GROWTH BY GROWTH AREA



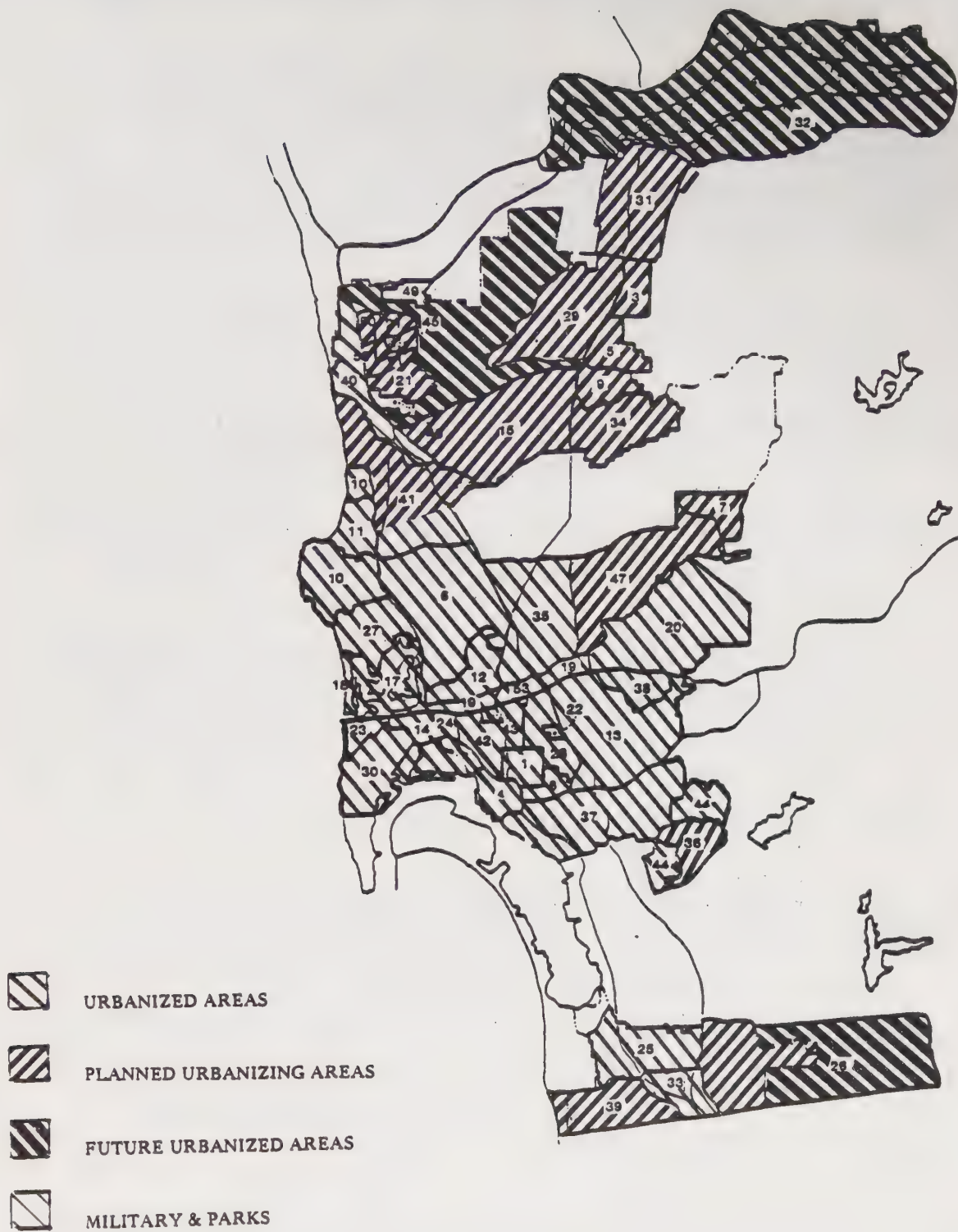
(a) SERIES 6, 1984, INTERPOLATED

(b) SERIES 4b, 1978

(c) SERIES 5, 1981

FIGURE 2

GROWTH AREAS



A COMPARISON OF 1976 AND 1981 PROJECTIONS WITH ESTIMATED
1980-1985 POPULATION GROWTH, 1984

Figure 1 presents a comparison of estimated and projected rates of 1980-1985 population change under the Series 6 estimates and the Series 4B and Series 5 projections, throughout the City of San Diego and in the Urbanized, Planned Urbanizing and Future Urbanized Areas of the City. Figure 2 illustrates the geographic extent of the Urbanized, Planned Urbanizing and Future Urbanized Areas of the City.

City-wide, an 11% increase in population is expected between 1980 and 1985. This contrasts with a 9% increase for the period projected in 1976 and a 10% increase for the period projected in 1981.

Growth throughout the Urbanized Areas of the City also occurred at a higher rate than had been projected in either 1976 or 1981, 10% as compared to 1% and 4% respectively.

Conversely, growth throughout the Planned Urbanizing Areas of the City grew at a lower rate than had been projected in 1976, 26% as compared to 43% projected in 1976 and to 38% projected in 1981.

The 1976 Series 4B projections did not include information with regard to Future Urbanized Areas or Military and Mobile Parks. 1984 Estimates are therefore compared only with Series 5 projections. Population is estimated to have decreased throughout both of these areas, although not at as high a rate as had been projected in 1981. Estimated decreases were at a rate of and 6% in contrast to projected decreases of 81% and 25%.

Figure 3 compares growth rates between 1980 and 1985 as projected in 1976 (Series 4B) and as estimated in 1984 (Series 6) throughout all Community Planning Areas in the City for which information is available. Figures 4, 5 and 6 are maps that summarize this comparison.

Figure 4 illustrates the locations of communities projected in 1976 to grow at various rates. Figure 5 illustrates similar information with regard to 1984 estimates of growth rates. Figure 6 then illustrates the percentage point differences between growth rates projected in 1976 and 1984 estimates of growth rates.

Communities projected in 1976 to experience the highest rates of growth between 1980 and 1985 included Penasquitos East, Mira Mesa, North City West and Scripps Miramar Ranch where population was expected to exceed 40%, and Mission Valley and Rancho Bernardo, where growth was expected to occur at rates varying between 21% and 40%.

Decreases in population at rates of up to 10% were projected in Centre City, Park Northeast, State University, Navajo and Serra Mesa.

Growth rates estimated in 1984 for the same period, 1980-1985 were significantly different from the rates projected in 1976. Many fewer communities lost population than had been projected to do so, and the Communities estimated to grow at rates in excess of forty percent of their population over the five year period were somewhat different from those that had been projected to do so. Such communities included Scripps Miramar Ranch, Mission Valley, South Bay Terraces, Southeast San Diego, and Tia Juana River Valley.

As illustrated in Figure 6, the communities that are estimated to have grown at significantly higher rates, (21 or more percentage points) than projected are Centre City and Greater Golden Hill, both in the Urbanized Area and Tia Juana River Valley, located in the Planned Urbanizing Area, followed by, (at rates 11-20 points higher than projected) Peninsula, Torrey Pines, Mission Beach, Mission Valley, Midway, Uptown, Uptown Medical Complex, Mid-City and Barrio-Logan, all in the Urbanized Area, Scripps Miramar Ranch and Otay Mesa-Nestor in the Planned Urbanizing Area.

Communities that are estimated to have grown at significantly lower rates, (21 or more percentage points) than projected include Mira Mesa, Penasquitos East, North City West and University, all in the Planned Urbanizing Area, followed by, (at rates of up to 20% less than projected), Serra Mesa, State University and Skyline-Paradise Hills, all in the Urbanized area.

Changes in housing correspond closely to changes in population as indicated in the table set out in Appendix B.

A review of projections and estimates of housing mix found that while there are variations among specific communities, the slight shift toward multi-family housing projected for the City is estimated to be occurring as projected, from a 1980 mix of 58% single-family/42% multi-family to a 1985 mix of 57% single-family/43% multi-family.

FIGURE 3

COMPARISON OF PROJECTED POPULATION GROWTH 1980-1985 (Series 4b, 1978) WITH
ESTIMATED POPULATION GROWTH 1980-1985 (Series 6, 1984, interpolated)



PROJECTED RATE OF POPULATION GROWTH 1980-1985 (Series 4b, 1976)

FIGURE 4

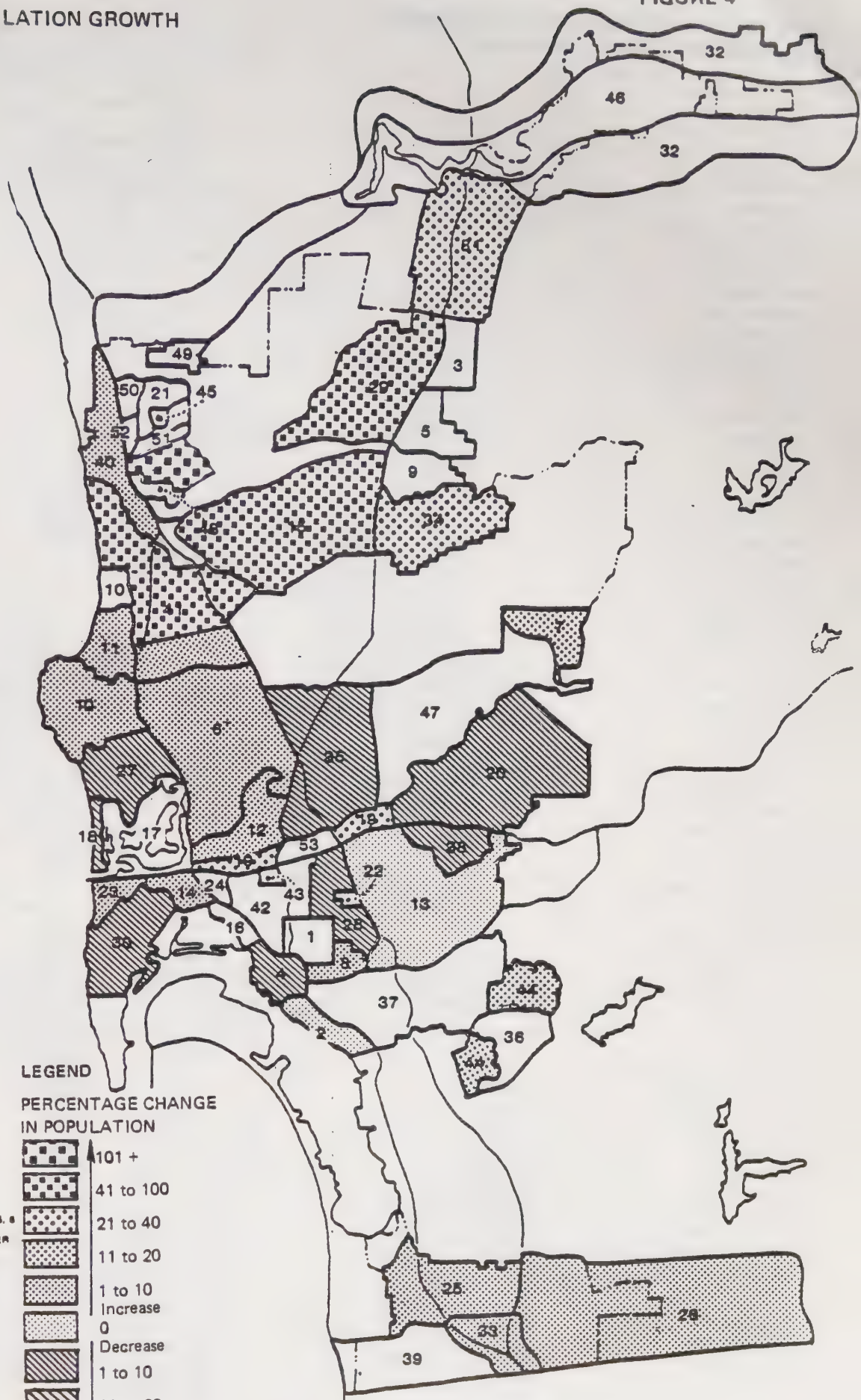
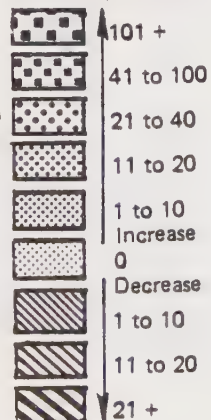
No COMMUNITIES

- 1 BALBOA PARK
- 2 BARRIO LOGAN / HARBOR
- 3 RANCHO CARMEL
- 4 CENTRE CITY
- 5 SABRE SPRINGS
- 6 CLAIREMONT MESA
- 7 EAST ELLIOT
- 8 GREATER GOLDEN HILL
- 9 MIRAMAR RANCH NORTH
- 10 LA JOLLA
- 11 LA JOLLA SHORES
- 12 LINDA VISTA
- 13 MID-CITY
- 14 MIDWAY
- 15 MIRA MESA
- 16 PACIFIC HIGHWAY
- 17 MISSION BAY
- 18 MISSION BEACH
- 19 MISSION VALLEY
- 20 NAVAJO
- 21 NORTH CITY WEST
- 22 N PARK COMMERCIAL AREA
- 23 OCEAN BEACH
- 24 OLD SAN DIEGO
- 25 OTAY MESA-NESTOR
- 26 OTAY MESA
- 27 PACIFIC BEACH
- 28 PARK NORTH-EAST
- 29 PENASQUITOS EAST
- 30 PENINSULA
- 31 RANCHO BERNARDO
- 32 SAN PASQUAL VALLEY
- 33 SAN YSIDRO
- 34 SCRIPPS MIRAMAR RANCH
- 35 SERRA MESA
- 36 SOUTH BAY TERRACES
- 37 SOUTHEAST SAN DIEGO
- 38 STATE UNIVERSITY
- 39 TIA JUANA RIVER VALLEY
- 40 TORREY PINES
- 41 UNIVERSITY
- 42 UPTOWN
- 43 UPTOWN MEDICAL COMPLEX
- 44 SKYLINE-PARADISE HILLS
- 45 CARMELL VALLEY
- 46 SAN DIEGUITO RIVER BASIN
- 47 TIERRASANTA
- 48 SORRENTO HILLS
- 49 FAIRBANKS COUNTRY CLUB
- 50 NORTH CITY WEST DEVELOPMENT 3
- 51 NORTH CITY WEST NEIGHBORHOODS 4, 5, 6
- 52 NORTH CITY WEST EMPLOYMENT CENTER
- 53 FIRST SAN DIEGO RIVER PROJECT

† COMMUNITY SELECTED FOR
DETAILED STUDY

LEGEND

PERCENTAGE CHANGE IN POPULATION



ESTIMATED RATE OF POPULATION GROWTH
1980-1985 (Series 6, 1984, interpolated)

FIGURE 5

10 COMMUNITIES

- 1 BALBOA PARK
- 2 BARRIO LOGAN / HARBOR
- 3 RANCHO CARMEL
- 4 CENTRE CITY
- 5 SABRE SPRINGS
- 6 CLAIREMONT MESA
- 7 EAST ELLIOT
- 8 GREATER GOLDEN HILL
- 9 MIRAMAR RANCH NORTH
- 10 LA JOLLA
- 11 LA JOLLA SHORES
- 12 LINDA VISTA
- 13 MID-CITY
- 14 MIDWAY
- 15 MIRA MESA
- 16 PACIFIC HIGHWAY
- 17 MISSION BAY
- 18 MISSION BEACH
- 19 MISSION VALLEY
- 20 NAVAJO
- 21 NORTH CITY WEST
- 22 N. PARK COMMERCIAL AREA
- 23 OCEAN BEACH
- 24 OLD SAN DIEGO
- 25 OTAY MESA-NESTOR
- 26 OTAY MESA
- 27 PACIFIC BEACH
- 28 PARK NORTH-EAST
- 29 PENASQUITOS EAST
- 30 PENINSULA
- 31 RANCHO BERNARDO
- 32 SAN PASQUAL VALLEY
- 33 SAN YSIDRO
- 34 SCRIPPS MIRAMAR RANCH
- 35 SERRA MESA
- 36 SOUTH BAY TERRACES
- 37 SOUTHEAST SAN DIEGO
- 38 STATE UNIVERSITY
- 39 TIA JUANA RIVER VALLEY
- 40 TORREY PINES
- 41 UNIVERSITY
- 42 UPTOWN
- 43 UPTOWN MEDICAL COMPLEX
- 44 SKYLINE-PARADISE HILLS
- 45 CARMELL VALLEY
- 46 SAN DIEGUITO RIVER BASIN
- 47 TIERRASANTA
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† COMMUNITY SELECTED FOR
DETAILED STUDY

LEGEND

PERCENTAGE CHANGE
IN POPULATION

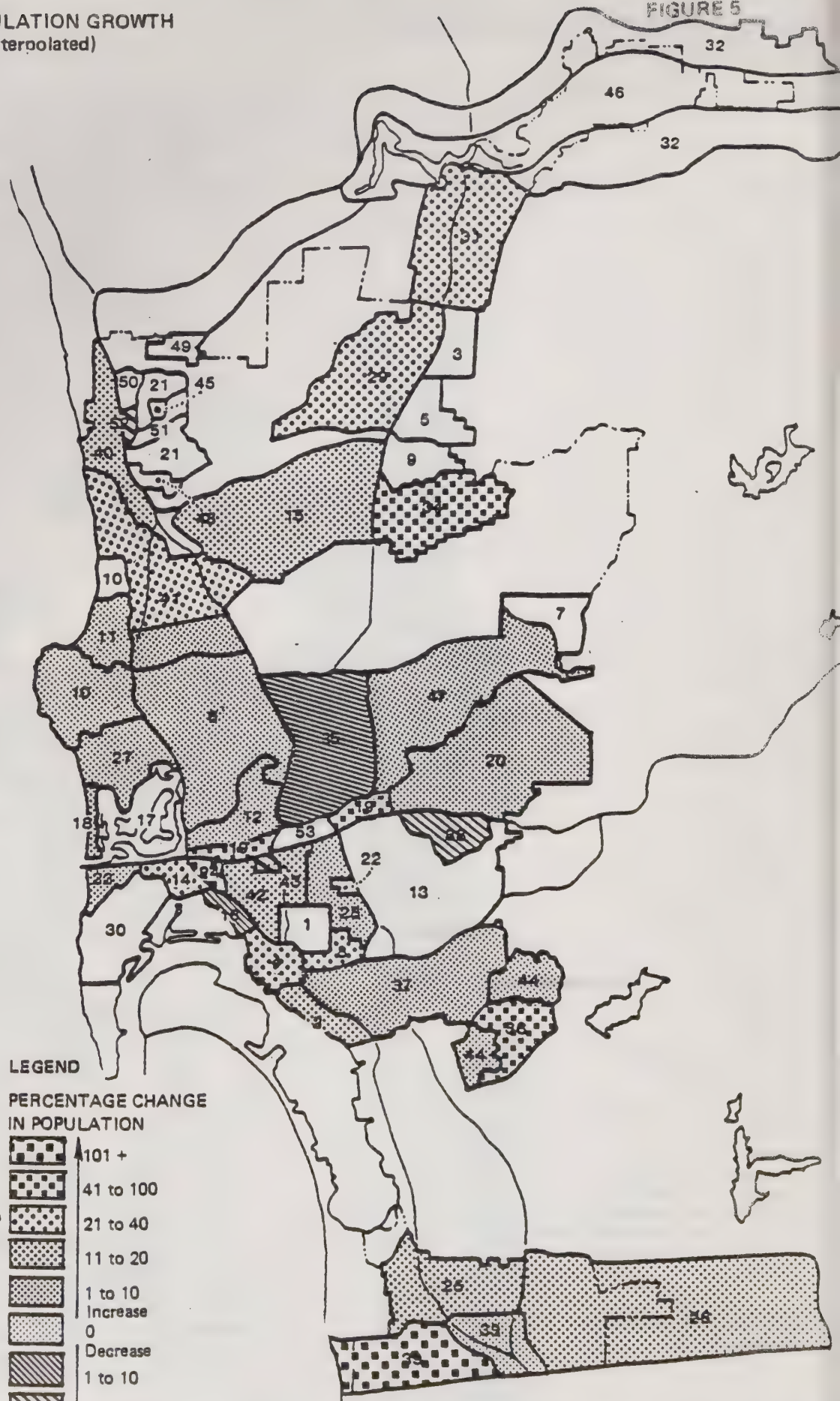
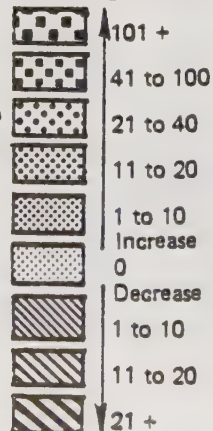


FIGURE 6

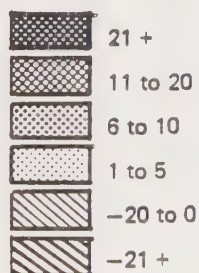
DIFFERENCE BETWEEN 1984 ESTIMATES AND 1976 PROJECTIONS OF POPULATION GROWTH 1980-1985 (Series 6, 1984, interpolated, and Series 4b, 1976)

No COMMUNITIES

- 1 BALBOA PARK
- 2 BARRIO LOGAN HARBOR
- 3 RANCHO CARMEL
- 4 CENTRE CITY
- 5 SABRE SPRINGS
- 6 CLAIREMONT MESA
- 7 EAST ELLIOT
- 8 GREATER GOLDEN HILL
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- 53 FIRST SAN DIEGO RIVER PROJECT

LEGEND

DIFFERENCE IN PERCENTAGE POINTS



†COMMUNITY SELECTED FOR
DETAILED STUDY

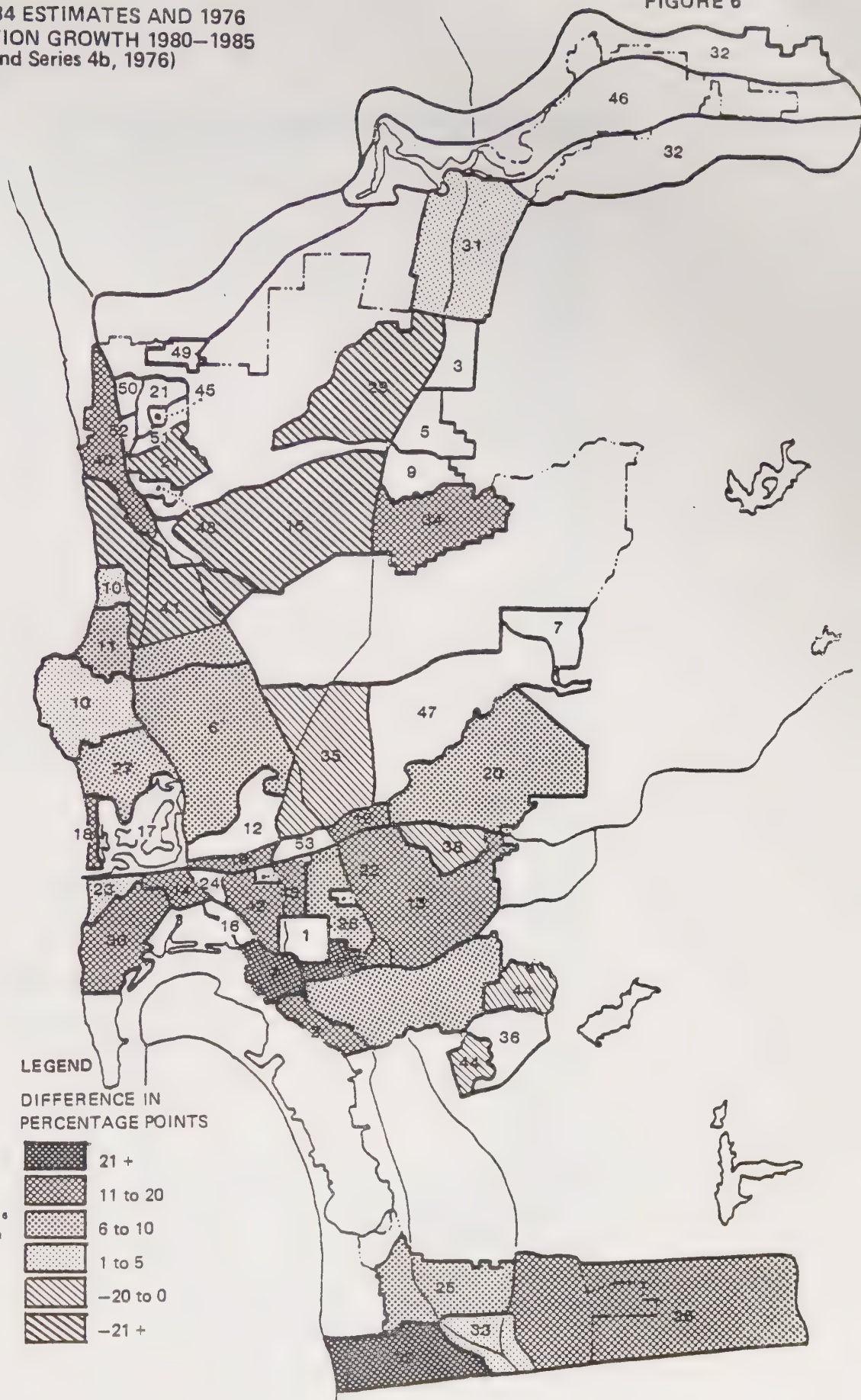
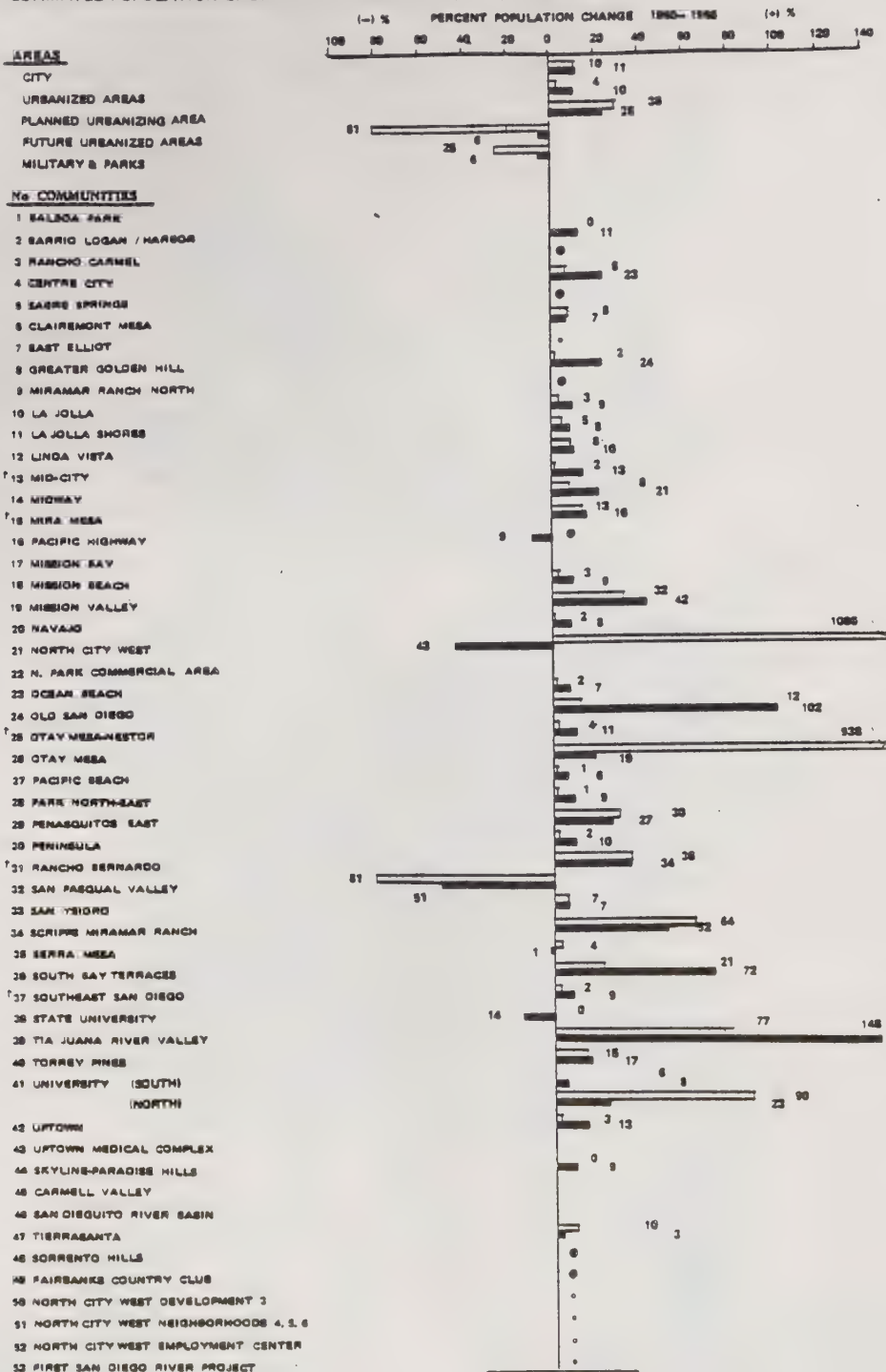


FIGURE 7

COMPARISON OF PROJECTED POPULATION GROWTH 1980-1985 (Series 5, 1981) WITH
ESTIMATED POPULATION GROWTH 1980-1985 (Series 6, 1984, interpolated)



* DID NOT EXIST AT TIME OF PROJECTION

PROJECTED CHANGE 80-85 (Series 5)

INTERPOLATED (Series 6)

* NO DATA

† COMMUNITY SELECTED FOR DETAILED STUDY

Part II
Growth Impacts in Five Communities

PART II
GROWTH IMPACTS IN FIVE COMMUNITIES

Because of the time constraints of the study, with only two months available for analysis and evaluation of the results of the first five years of San Diego's Residential Growth Management Strategy, it was necessary to limit detailed consideration to five of the City's 53 community planning areas.

This part of the report presents a brief description of the basis for selection of the five communities for detailed study, and a discussion of growth objectives and the degree to which change over the past five years corresponds to these objectives in each community particularly with respect to population, housing type and community services.

SELECTION OF THE FIVE COMMUNITIES

At the outset of the study, the Consultants review, with City staff, several sets of criteria for selection of the five communities, including representation of:

Growth Tiers, as defined by Dr. Robert H. Freilich:

- Downtown San Diego
- Older Existing Developed Areas of the City
- Areas of Active Development and Urbanization
- Undeveloped Rural-agricultured Areas to Be Held for future Urbanization;

Community Types, as defined by Kevin Lynch and Donald Appleyard:

- Waterfront Communities
- Late Communities
- Valley Side Communities
- Communities Around Transit Stations
- Medium Density Housing Communities; and

Geographic Distribution

A review of these criteria found that:

- The San Diego Growth Management Plan had consolidated Freilich's "Downtown" and "Older Existing Developed Areas" into a single category, "Urbanized Areas."
- Virtually no growth occurred between 1979 and 1984 in the undeveloped rural-agricultural areas to be held for future urbanization.

- The physiographic, transit and density factors identified by Lynch and Appleyard did not appear to vary as significantly with change as either the Tier system or geographic distribution.

The selection of the five communities was therefore made with a view to achieving:

- Significant representation of both the urbanized and planned urbanizing growth areas
- Representation of a wide geographic distribution throughout the City
- Representation of a variety of densities of development, age of housing stock and socio-economic characteristics of residents

Rancho Bernardo, Mira Mesa, Mid-City, Southeast and Otay Mesa-Nestor were selected.

GROWTH IN THE FIVE COMMUNITIES

As a basis for evaluating growth and adequacy of community services in the five communities selected for detailed study, a review was undertaken of the recommendations of the master plans for each of the communities, and of the levels of community service available in each community.

Documentation of City policies concerning community services and the results of research regarding changes in levels of specific services between 1979 and 1984 are presented in Appendix C of the report. The recommendations of each of the master plans regarding population, housing and community services are described in Appendix D of this report.

This section summarizes a comparison of change over the past five years in population, housing and community services in each of the five communities and relates this change to adopted City policies and objectives, including policies and objectives set out in the master plan for each of the communities.

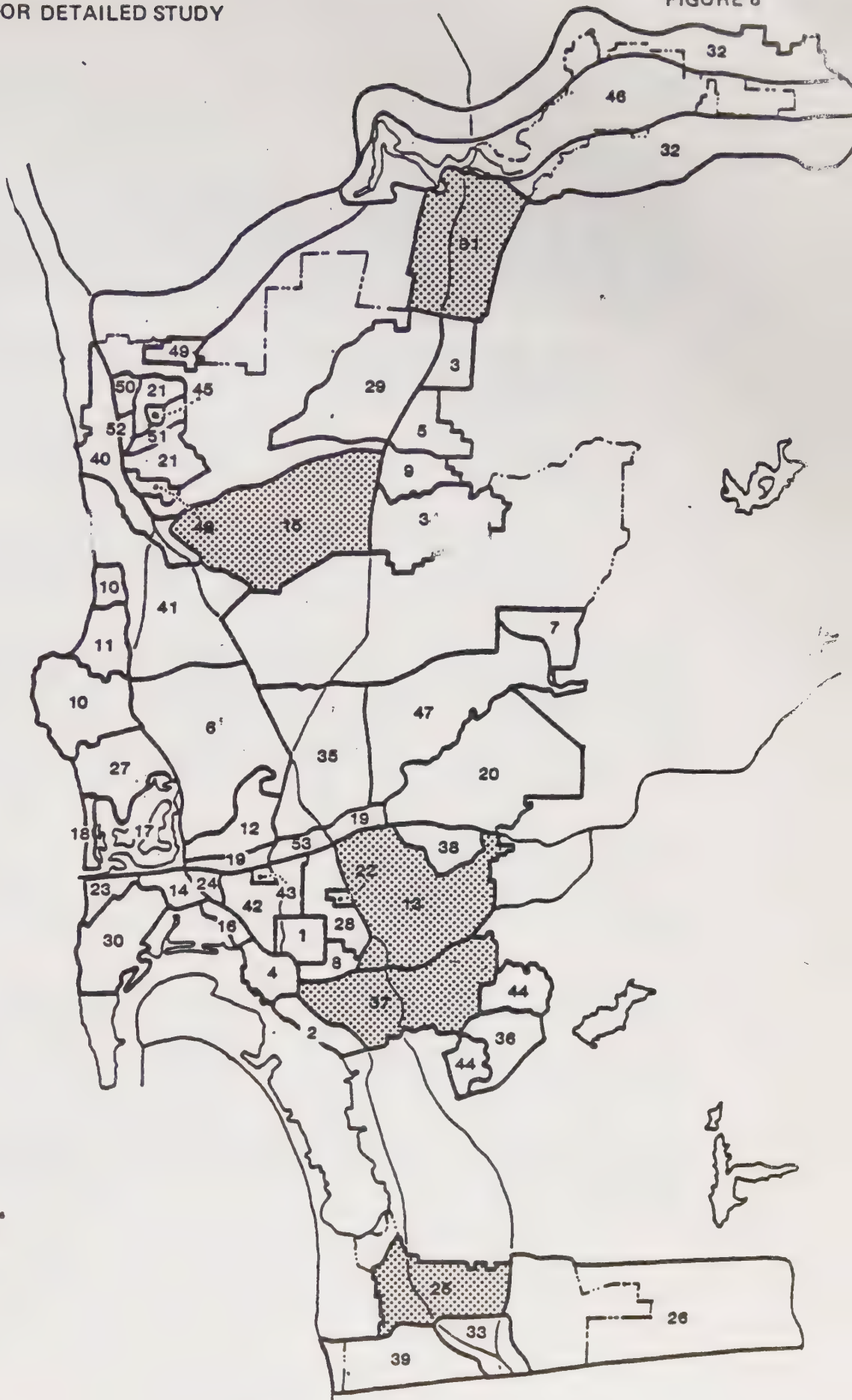
Completion of tabulation of the results of the growth management questionnaire will permit the incorporation of residents' perceptions of growth impacts and changes in the quality of life in their communities in the analysis. Responses may also highlight issues of particular concern that do not become apparent in other portions of the analysis.

COMMUNITIES SELECTED FOR DETAILED STUDY

FIGURE 8

No COMMUNITIES

- 1 BALBOA PARK
- 2 BARRIO LOGAN / HARBOR
- 3 RANCHO CARMEL
- 4 CENTRE CITY
- 5 SABRE SPRINGS
- 6 CLAIREMONT MESA
- 7 EAST ELLIOT
- 8 GREATER GOLDEN HILL
- 9 MIRAMAR RANCH NORTH
- 10 LA JOLLA
- 11 LA JOLLA SHORES
- 12 LINDA VISTA
- 13 MID-CITY
- 14 MIDWAY
- 15 MIRA MESA
- 16 PACIFIC HIGHWAY
- 17 MISSION BAY
- 18 MISSION BEACH
- 19 MISSION VALLEY
- 20 NAVAJO
- 21 NORTH CITY WEST
- 22 N. PARK COMMERCIAL AREA
- 23 OCEAN BEACH
- 24 OLD SAN DIEGO
- 25 OTAY MESA-NESTOR
- 26 OTAY MESA
- 27 PACIFIC BEACH
- 28 PARK NORTH-EAST
- 29 PENASQUITOS EAST
- 30 PENINSULA
- 31 RANCHO BERNARDO
- 32 SAN PASQUAL VALLEY
- 33 SAN YSIDRO
- 34 SCRIPPS MIRAMAR RANCH
- 35 SERRA MESA
- 36 SOUTH BAY TERRACES
- 37 SOUTHEAST SAN DIEGO
- 38 STATE UNIVERSITY
- 39 TIA JUANA RIVER VALLEY
- 40 TORREY PINES
- 41 UNIVERSITY
- 42 UPTOWN
- 43 UPTOWN MEDICAL COMPLEX
- 44 SKYLINE-PARADISE HILLS
- 45 CARMEL VALLEY
- 46 SAN DIEGUITO RIVER BASIN
- 47 TIERRASANTA
- 48 SORRENTO HILLS
- 49 FAIRBANKS COUNTRY CLUB
- 50 NORTH CITY WEST DEVELOPMENT 3
- 51 NORTH CITY WEST NEIGHBORHOODS 4, 5, 6
- 52 NORTH CITY WEST EMPLOYMENT CENTER
- 53 FIRST SAN DIEGO RIVER PROJECT



RANCHO BERNARDO

Population

Population projections for Rancho Bernardo at the time of adoption of the Residential Growth Management Strategy (Series 4B, 1976) anticipated an increase of 5,000 persons, from 17,200 to 22,200, a 29% increase, between 1980 and 1985. A review of 1984 estimates of population growth finds that:

- 1980 population in Rancho Bernardo was smaller than had been anticipated in 1976, 15,803 as compared to an expected 17,200.
- If growth continued in 1985 at the same rate as between 1980 and 1984, 1985 population would be 21,174, representing a 34% increase over 1980 population.
- Population growth in Rancho Bernardo has therefore occurred at a faster rate than anticipated in 1979 during the period 1980-1985 toward a slightly smaller 1985 population than was expected.

The most recent revision of the Community Plan for Rancho Bernardo, approved by the City Planning Commission and City Council in 1978 projects a 1995 population of 40,000 for Rancho Bernardo. This projection implies an 89% increase, almost a doubling of population over the next ten years, and an increase in the annual rate of growth from the current estimated rate of 6.8% a year to 8.9% a year.

Housing

Series 4B housing projections foresaw a 1980 housing mix in Rancho Bernardo of 80% single family, 20% multi-family housing.

By 1985, it was anticipated that the mix would be 70% single family, 30% multi-family.

Estimates of 1984 housing mix in Rancho Bernardo, show a 76% single family 24% multi-family mix.

The shift toward a larger proportion of multi-family housing in Rancho Bernardo has been slower than was projected at the time of adoption of the Residential Growth Management Strategy.

Community Facilities

Park and Recreation Facilities

When Rancho Bernardo was developed, the developers (AVCO) were not required to provide neighborhood parks, as long as adequate facilities would be provided through private recreational facilities. The 1977 Rancho Bernardo Community Plan asserted that the existing recreational facilities under this arrangement far exceeded those required by the General Plan.

By 1984, there was one community park in Rancho Bernardo. The lands for this 35.10 acre facility were not dedicated in 1979. By 1984, the facility was partially developed. The location of the community park is illustrated in the accompanying figure.

Libraries

The 1977 Community Plan determined that the library facilities were adequate to serve a population of 25,000 people. At that time, the existing library of 8,000 square feet was evaluated as too large to serve the existing population of approximately 13,000 residents. However, the Community Plan did state that when the population reaches 25,000 the facilities should be reevaluated.

By 1979, the population of Rancho Bernardo was well under 25,000. The 8,000 square foot library had 23,000 volumes (2.88 volumes per square foot). In 1984, the number of volumes increased to 41,500 (5.8 volumes per square foot). The facilities were in accordance with the General Plan standards in 1979, and continued to be adequate for the 1984 population.

Fire Services

The Community Plan predicted that fire service in the Rancho Bernardo community would be adequate through 1985. No quantifiable information regarding changes in fire service between 1979 and 1984 was obtainable. However, according to the San Diego Fire Department, development in newer areas such as Rancho Bernardo creates problems for fire protection service, because the growth occurs at increasing distances from fire stations. This increases the response time necessary to provide service if new stations are not built concurrent with development. Since 1979 and the passage of Proposition 13, the construction of new fire facilities has changed dramatically. Construction funds are now financed by new development through facility benefit assessment fees. Some of the high technology industry locating in Rancho

Bernardo has taxed fire service because of the large number of these operations and the complexity involved in their manufacturing processes. In addition, as a result of dispersal of development, fire stations are located further apart. Consequently, although the initial response time is adequate, the additional time required for back up units may be less than adequate. Potentially major fires could draw equipment out of a very large service area which could temporarily diminish fire service over a relatively sizable area.

Police

The Community Plan indicated the need for at least an additional 1/2 patrol unit to meet the 1985 demand for police service. In 1980, a bond issue passed which allowed the Police Department to decentralize its operation through the establishment of seven area stations. The purpose of this decentralization was to improve service to the growing population of San Diego. By 1982, an area station was established in Los Pequitos. This station provides service to the Rancho Bernardo Community.

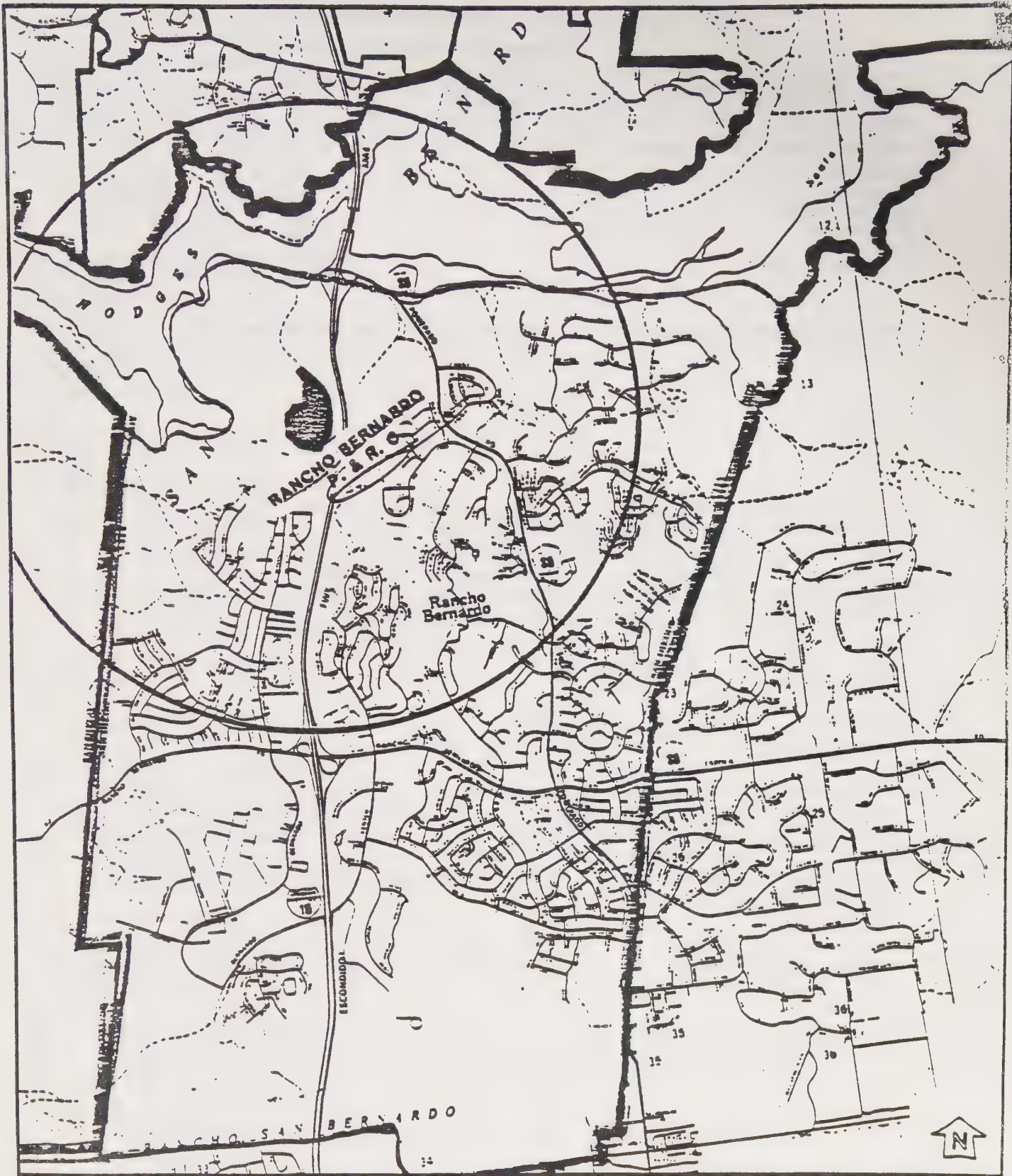
Specific data on changes in service levels between 1979 and 1984 for particular communities is not available. However in general the San Diego Police Department facilities are at maximum capacity. The San Diego ratio of 1.5 officers per 1,000 population is lower than the national average of 2.0 per 1,000. Nonetheless, crime has decreased since 1979.

Schools

The 1977 Community Plan determined that the Westwood Elementary School, (the only existing elementary institution in the community) was overcrowded. The Community Plan asserted that 183 acres and nine additional schools would be required to fulfill the needs of the community.

Apparently, the majority of these structures were never built. Between 1979 and 1984, enrollment at the schools serving Rancho Bernardo decreased slightly, from 7,477 students to 7,437 students. Overall the schools were under-enrolled by 375 students in 1984. The two high schools were operating slightly over capacity in 1984. In 1984, the remaining schools were operating under capacity. The changes in enrollment from 1979 to 1984 are indicated in the accompanying table.

PARKLANDS IN RANCHO BERNARDO - 1984



SCHOOLS

Rancho Bernardo

Poway Unified School District

Name	# CLASSROOMS		AS-BUILT		OPERATING		Enrollment		# Over/Under	
	permanent	portable	capacity	capacity	capacity	capacity	1979	1984	1979	1984
	1979	1984	1979	1984	1976	1984				
Westwood					642	562	502			
Chaparral					728	599	532			
Painted Rack					642	542	463			
Meadowbrook		2			1,200	1,432	1,129			
Poway High.		16			2,400	2,000	2,452			
Ht. Carmel High		15			2,200	2,342	2,359			
					7,812	7,477	7,437			

NOTE: This school district did not respond to our information request.

Traffic

According to the Community Plan, the existing transportation network had provided Rancho Bernardo with a high level of service. The plan proposed improvements to maintain this degree of service as the development of the community continued. The changes between 1979 and 1983 in average daily traffic are summarized in the accompanying table.

MIRA MESA

Population

Population projections available for Mira Mesa at the time of adoption of the Residential Growth Management Strategy (Series 4B, 1976) anticipated a 51% increase from 39,000 to 59,000 in population between 1980 and 1985, for an increase of 20,000 persons. A review of 1984 estimates of population growth finds that:

- 1980 population in Mira Mesa was smaller than had been anticipated in 1976, 37,491 as compared to an expected 39,000.
- If growth continued at the same rate as between 1980 and 1984, 1985 population would be 43,627, representing a 16% increase over 1980 population.

**TRAFFIC GROWTH
IN THE
RANCHO BERNARDO COMMUNITY PLAN AREA**

Roadway and Segment	ADT		% Change	LOS	
	1979	1983		1979	1983
<u>Pomerado Road</u>					
Bernardo Trails Dr.- Rancho Bernardo Rd.	14.8	18.5	25.0		G
Metate Ln.-Avenida Magnifica	3.9	6.5	66.7		G
<u>West Bernardo Dr.</u>					
Bernardo Center Dr.- Rancho Bernardo Rd.	11.4	10.7	-6.1		G
Rancho Bernardo Rd.- Poblado Rd.	12.7	11.7	-7.9		G
Poblado Rd.-Nevoso Wy.	5.0	3.8	-24.0		G
<u>Bernardo Center Dr.</u>					
Camino del Norte- W. Bernardo Dr.	0	5.3	--		G
I-15/W. Bernardo Dr. Rancho Bernardo Rd.-	4.4	4.8	9.1		G
Lomica Graciosa Rd- Rancho	18.0	24.4	35.6		G
Bernardo Rd.	4.7	10.2	117.0		G
<u>Rancho Bernardo Road</u>					
Black Mountain Rd.- W. Bernardo Dr.	2.6	2.7	3.8		G
W. Bernardo Dr.-I-15	24.0	22.8	-5.0		G
I-15/Bernardo Center Dr.	24.4	22.7	-6.9		G
Bernardo Oaks Dr.- Pomerado Rd.	21.7	20.4	-5.9		G

LOS - level of service

ADT - average daily traffic

G - level of service A-B

F - level of service C

P - level of service D-F

E - estimated without the benefit of actual count

- Population growth in Mira Mesa has therefore occurred at a slower rate, from a lower initial base than was expected at the time of adoption of the Residential Growth Management Strategy during the period 1980-1985 with an estimated 1985 population only 74% of that which was projected in 1976.

The Community Plan for Mira Mesa, adopted in 1981 and amended in 1983, projects a 1995 population of 78,461. This projection posts a 79% increase in population over the next decade, and an increase in the annual rate of growth from the current estimated rate of 3.2% to 7.9% a year.

Housing

Series 4B housing projections prepared 1975, foresaw a 1980 housing mix in Mira Mesa of 77% single family - 23% multi-family. It was anticipated that the 1985 mix would be virtually the same.

1984 housing estimates found this approximate mix in 1985.

Community Facilities

Parks and Recreation Facilities

According to the 1981 Mira Mesa Community Plan and Local Coastal Program, in 1979, the 37,500 people residing in Mira Mesa were inadequately served by recreational facilities. Based upon the General Plan standards, Mira Mesa required a minimum of seven neighborhood parks to serve the area. Instead, there were only three developed parks, with a total area of 16.67 acres. Initial construction for a community recreational facility had been completed by 1977, but the facility was not scheduled for completion before 1982. In addition to these facilities, the city had acquired two neighborhood park sites of 4.1 and 4.8 acres. Four school turf areas provided 14.9 acres of recreational area.

From 1979 to 1984, the population of Mira Mesa increased by 4,900 people. During the last five years, park acreage has increased by nearly 17 acres. Although this increase in acreage appears to be consistent with General Plan standards, some of the areas previously built in Mira Mesa did not meet the current requirements. The accompanying table summarizes the changes in park acreage in Mira Mesa between 1979 and 1984.

Changes in Park Acreage in Mira Mesa from
1979 to 1984 by Park Type

Park Type	1979 Acreage	1984 Acreage	Total Change 1979 to 1984 (acres)
<u>Neighborhood Parks</u>			
Developed	16.67	16.51	
Partially Developed	0	0	
Undeveloped	8.94	4.10	
TOTAL	25.61	20.61	- 5
<u>Community Parks</u>			
Developed	0	17.57	
Partially Developed	17.57	11.82	
Undeveloped	0	0	
TOTAL	17.57	29.39	+11.82
<u>School Parks</u>			
Developed	14.9	24.9	
Partially Developed	0	0	
Undeveloped	0	0	
TOTAL	14.9	24.9	+10
TOTAL	58.08	74.9	+16.82

Libraries

In 1979, the Mira Mesa community had one branch library. The 8,000 square foot facility had 23,000 volumes. The facility was designed to accommodate 30,000 volumes. The library was consistent with the minimum General Plan standards.

By 1984, the area of the library remained the same. The book collection had increased to 46,400 volumes. This slightly exceeded the General Plan standard of 2.7 to 4.4 volumes per square foot.

Fire Services

In general, between 1979 and 1984 the San Diego Fire Department has been able to accommodate the demands created by new development in the City. Little information was available regarding the changes in the level of service in Mira Mesa between 1979 and 1984. However, the dispersal of new growth in residential areas such as Mira Mesa can hinder the

efficiency of service because of the increasing distances from existing fire facilities. As in Rancho Bernardo, the influx of high technology industry into Mira Mesa has caused some problems for the Department with respect to fire prevention and inspection.

Police

The Community Plan indicated that the Mira Mesa community required an additional squad car and an additional police beat in the community. The Plan also suggested that as the population of Mira Mesa increased, a community police station should be established.

In 1980, a bond issue permitting the establishment of seven area stations was passed. The additional stations would decentralize service in an effort to accommodate new growth. Between 1981 and 1982, the Los Penasquitos area station was established. This station increased service to the Mira Mesa Community. In general, throughout the City the police department has been unable to keep pace with growth. Currently, support facilities are at peak use, and communications are saturated. In addition, the San Diego ratio of 1.5 per thousand people is behind the national average of 2.0 per thousand people. Despite these difficulties, throughout the City crime has declined since 1979.

Schools

The Community Plan asserted that in order to avoid overcrowding, the existing school facilities would have to be utilized to the maximum potential.

From 1979 to 1982, the overall enrollment in Mira Mesa schools decreased slightly from 9,433 students to 9,370 students. Despite this decline in enrollment, whereas in 1979 only one school was operating over capacity, in 1984 five facilities were slightly over capacity. In 1979, the entire school system was operating under capacity by 948 students. By 1984, the schools were over capacity by 61 students. While the enrollment decreased at all but one of the elementary schools, enrollment at the junior and senior high schools has increased considerably. The changes in the enrollment and the operating capacity between 1979 and 1984 in the Mira Mesa community is summarized in the accompanying table.

SCHOOLS

Mira Mesa

San Diego Unified School District

Name	# CLASSROOMS				AS-BUILT		OPERATING		Enrollment		# Over/Under	
	permanent		portable		capacity		capacity					
	1979	1984	1979	1984	1976	1984	1976	1984	1979	1984	1979	1984
Mason	24	24	10	10	1020	1020	912	840	841	870	- 71	+ 30
Walker	24	24	15	15	1170	1170	1074	1046	1081	1016	+ 7	- 30
Ericson	24	24	23	17	1410	1230	1314	1050	1256	1070	- 58	+ 20
Sandurg	24	24	13	12	1110	1080	1062	720	906	739	-156	+ 19
Hickman	24	24	10	2	1020	780	950	600	723	604	-227	+ 4
Breen	--	--	19	18	570	540	570	300	380	276	-190	- 24
Wangenhein Jr.	27	27	31	35	1740	1860	1795	1867	1583	1840	-212	- 27
Mira Mesa Jr/Sr High	52	52	24	47	2580	2970	2860	2886	2663	2955	-197	+109
	199	199	155	153		10,650	10,537	9,309	9,433	9,370	-948	+ 61

Traffic

The following table compares the ADT on the Mira Mesa Street Network in 1979 to that in 1984. The table indicates that, in 1984, the majority of the roads in Mira Mesa are operating at a level of service A or B, despite increases in ADT levels.

MID-CITY

Population

In 1979, at the time of adoption of the Residential Growth Management Strategy (Series 4B, 1976) it was expected that Mid-City would grow from 84,200 to 84,600 between 1980 and 1985, an increase of 400 persons. A review of 1984 estimates of population growth finds that:

- The 1980 population in Mid-City was significantly larger than had been predicted in 1976, 95,630 as against 84,200.
- If growth continued at the same rate as between 1980 and 1984, 1985 population would be 108,498, representing a 14% increase over 1980 population.
- Population growth in Mid-City has therefore occurred at a substantially higher rate from a significantly larger 1980 population base than had been projected in 1976.

The Community Plan for Mid-City, adopted in August 1984, projected a 1990 population of 106,300 and a year 2000 population of 109,700. According to Series 6, 1984 population estimates, projected 1990 population had almost been reached by January 1, 1984, with an estimated 105,924 persons.

Housing

Series 4B housing projections, prepared in 1975, foresaw a 1980 housing mix in Mid-City of 59% single family - 41% multi-family. It was anticipated that by 1985, the mix would be 57% single family, 43% multi-family.

1984 housing estimates found a 55% single family - 45% multi-family housing mix.

**TRAFFIC GROWTH
IN THE
MIRA MESA COMMUNITY PLAN AREA**

Roadway and Segment	ADT			LOS	
	1979	1983	% Change	1979	1983
<u>Mira Mesa Blvd.</u>					
Black Mountain Dr.- I-15	29.8	43.4	45.6		P
Black Mountain Dr.- Westonhill Dr.	27.6	34.0	23.2		G
Montongo St. Camino Ruiz	7.6	24.8	226.3		G
Vista Sorrento Pkwy.-Lusk Blvd.	0.0N	25.6			G
<u>Mira Mar Road</u>					
I-15/Black Mountain Rd.	32.0	39.9	24.7		G
Mitscher Way-Camino Ruiz	37.1E	42.7	15.1		F
Camino Ruiz-Carroll Rd.	44.0	39.9	-9.3		P
Carroll Rd.- Distribution Ave.	40.1	33.7	-15.9		F
<u>Camino Ruiz</u>					
Santa Armenta Ave.- Mira Mesa Blvd.	15.2	19.8	30.3		G
Mira Mesa Blvd.- Gold Coast Dr.	15.3	16.8	9.8		G
Mira Mar Rd.	20.5	18.3	-10.7		G
<u>Black Mountain Road</u>					
Gemini Ave.- Mira Mesa Blvd.	13.0	20.5	57.7		G
Mira Mesa Blvd.- Gold Coast Dr.	15.2	13.5	-11.2		G
Carroll Centre Rd.- Mira Mar Rd.	0	12.1	--		G
I-5/28th St.	8.0	8.1	1.3		F
32nd. St.-Wabash Blvd.	11.7E	11.0E	5.0		F
Wabash Blvd.-38th St.	11.2	11.1	-8.9		P
38th St.-43rd St.	11.7	11.2	-4.3		P
<u>Logan Ave.</u>					
43rd St.-I-805	10.1	8.6	-14.9		G
I-805-47th St.	10.1	8.6	-14.9		G

LOS - level of service
ADT - average daily traffic
G - level of service A-B
F - level of service C
P - level of service D-F
E - estimated without the benefit of actual count

Community Facilities

Parks and Recreation Facilities

In 1979, the Mid-City planning area had a total of approximately 348.97 acres dedicated to recreational uses. Roughly 87 percent of this total area (302.1 acres) was designated as community parklands, 11 percent (38.07 acres) as neighborhood parks, and the remainder (8.8 acres) as school-leased parks. In 1979, only 351 acres of the community parklands were fully developed, while the remaining 267 acres were only partially improved. Approximately 65 percent of the neighborhood park acreage were fully developed. All of the parklands adjacent to the schools were developed.

By 1980, according to the 1984 Mid-City Community Plan, the existing parkland acreage was approximately 246.52. This 102.45 acre decrease was precipitated by the offering of a portion of the Chollas Park and Recreation Center for sale. The Community Plan identified drastic deficiencies in parkland acreage in seven of the eight Mid-City neighborhoods. The findings of the Community Plan are summarized in the following table.

1980 Recreation Facilities versus
General Plan Requirements

Neighborhood	1980 Population	1980 Park Acreage	General Plan Criteria
Normal Heights	13,300	3.64	31.4
Kensington	5,900	2.67	13.9
Talmadge	6,100	.50 ¹	14.4
Corridor	16,400	33.25 ¹	38.7
City Heights	18,000	33.29 ²	42.5
Chollas Creek	10,700	14.40	25.2
Oak Park	9,000	148.88	21.2
Rolando	16,500	9.89	38.0
TOTALS	95,500	246.52	225.3

¹Colina del Sol Community Park and Recreation Center consisting of 32.93 acres is included in this total but is located on the easterly boundary of this neighborhood and thus serves only the easterly portion.

²Concentrated in southern portion of City Heights.

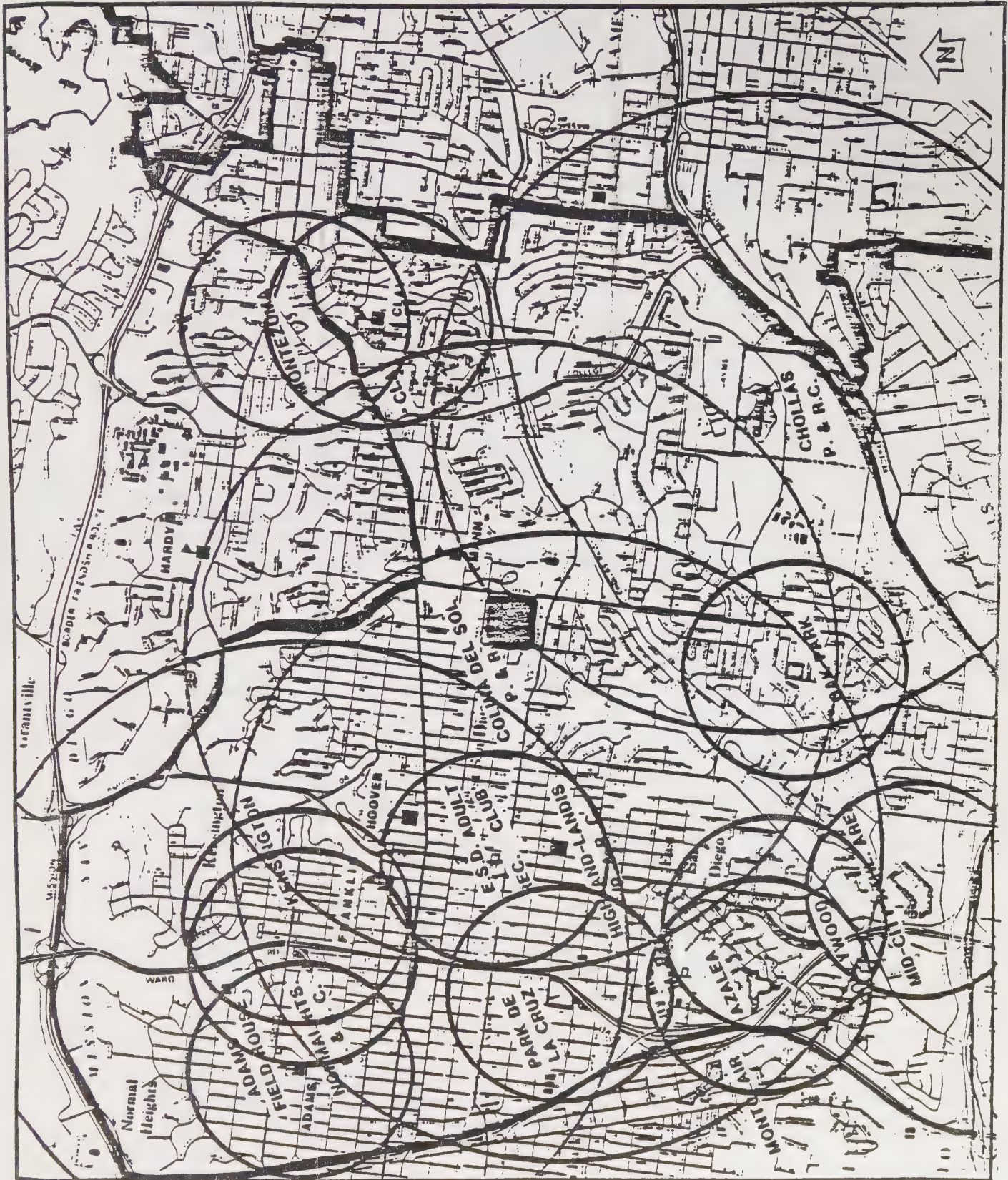
From 1979 to 1984, the Mid-City community grew by 10,000 residents to a population of approximately 106,000. During the same period, parkland acreage decreased by 99.63 acres from 348.97 acres in 1979 to 249.34 in 1984. The changes in parkland acreage between 1979 and 1984 are summarized in the table below.

Changes in Parkland Acreage in Mid-City
by Park Type 1979 to 1984

Park Type	1979 Acreage	1984 Acreage	Total Change 1979 to 1984 (acres)
<u>Neighborhood Parks</u>			
Developed	24.88	25.70	
Partially Developed	13.19	17.59	
Undeveloped	0	0	
TOTAL	38.07	53.29	+ 15.22
<u>Community Parks</u>			
Developed	35.10	32.93	
Partially Developed	267.00	148.36	
Undeveloped	0	1.96	
TOTAL	302.10	183.25	-118.85
<u>School Parks</u>			
Developed	8.8	12.8	
Partially Developed	0	0	
Undeveloped	0	0	
TOTAL	8.8	12.8	+ 4.0
TOTAL	348.97	249.34	- 99.63

The Mid-City Community is still extremely deficient in neighborhood parks. The entire central and southwestern plan area is not served by any neighborhood parks, although small acreages at two schools have been leased. Although in theory the community park service areas cover most of the plan area, two of the four community parks are less than four acres and undeveloped, magnifying the need for additional facilities. The spatial locations of the existing parks are illustrated on the accompanying map.

PARKLANDS IN MID-CITY - 1984



Libraries

The Library facilities in Mid-City did not change significantly between 1979 and 1984. The area of the facilities (11,393 square feet) has remained constant. The number of volumes has decreased slightly from 67,000 to 64,800, resulting in a slight decrease in the volumes per square foot. However, the 5.69 volumes per square foot in 1984 is substantially above the General Plan standards of 2.7 to 4.4 volumes per square foot. The library facilities were in compliance with all the General Plan standards in 1979, and are still in compliance in 1984.

Fire Service

The evaluation of the adequacy and changes in service within the Community Planning Area in the years between 1979 and 1984 is not readily quantifiable, due to the fact that the fire station service areas transcend the plan area boundaries. The service in urban areas such as Mid-City has remained generally good despite the infilling which has been occurring. The response times have remained constant because the physical land area covered has not changed with the new growth. The service in this area is generally good because of the number of stations present and the service overlap which results. Infilling has not affected the adequacy of water pressure for fire fighting.

Police

In 1980, a bond issue was passed which allowed the Police Department to decentralize its operation by establishing seven area stations. The purpose of the decentralization was to provide better service for the growing San Diego population. Between 1981 and 1982, the Kearney Mesa area station was established. This station now provides added service to the Mid-City area.

Specific data on changes in service levels for particular communities between 1979 and 1984 is not available. However, in general the San Diego Police Department support facilities are at peak use, and communications are saturated. The San Diego ratio standard of 1.5 officers per 1,000 population lags behind the national standard of 2.0 per 1,000. Nonetheless, crime has decreased since 1979.

Schools

Overall, in 1979, the Mid-City schools were underenrolled by 1,780 students. From 1978 to 1984, enrollment in the Mid-City schools increased by 1,295 students. However, overall

SCHOOLS

Mid-City

San Diego Unified School District

Name	# CLASSROOMS				AS-BUILT		OPERATING		Enrollment		# Over/Under	
	permanent 1979	1984	portable 1979	1984	capacity 1976	1984	capacity 1976	1984	1979	1984	1979	1984
Adams	18	18	7	10	750	840	654	750	699	752	+ 45	+ 2
Franklin	17	17	--	--	510	510	384	444	311	427	+ 73	- 17
Edison	8	8	12	13	600	630	510	510	441	478	- 69	- 32
Central	15	15	10	12	750	810	522	720	543	724	+ 21	+ 4
Euclid	18	18	10	15	840	990	810	990	832	948	+ 22	- 14
Hamilton	13	13	15	17	840	900	702	798	592	715	-110	- 83
Rowan	9	9	2	2	330	330	270	228	218	222	- 52	- 4
Webster	11	11	7	7	540	540	480	480	459	490	- 21	+ 10
Marshall	14	14	--	7	420	630	350	540	393	513	+ 33	- 27
Oak Park	24	24	7	11	930	1050	624	738	556	673	- 68	- 63
Carver	15	15	6	--	630	450	258	250	219	225	- 27	- 15
Darnall	16	16	2	--	540	380	314	315	293	283	- 31	- 32
Jackson	21	21	--	3	630	720	330	498	360	493	+ 30	- 5
Clay	11	11	1	--	360	330	300	270	212	267	- 88	- 9
Rolando Pk.	19	19	--	--	570	570	390	360	406	355	+ 16	- 5
Wilson Jr	60	60	1	--	1830	1800	1598	1553	1265	1095	-333	-458
Mann Jr.	72	72	--	--	2115	2115	1975	1703	1455	1494	-520	-209
Hoover Sr.	54	54	8	10	1860	1920	1553	2000	1278	1872	-273	-128
Crawford	65	65	2	2	2010	2010	1893	1686	1603	1406	-290	-280
Sr.												
			90	109	17,055	17,525	13,915	14,819	12,135	13,430	-1780	-1389

in 1984 the schools were still underenrolled by 1,389 students. The accompanying table compares the particulars of the Mid-City Schools in 1979 and 1984. The Community Plan indicated that although these schools are underenrolled, some of the schools with increasing enrollment and small sites have an inadequate amount of playground area because of the use of portable facilities.

Traffic and Circulation

Traffic growth in the Mid-City Community Plan area is summarized in the accompanying table.

SOUTHEAST SAN DIEGO

Population

Population projections available for Mira Mesa at the time of adoption of the Residential Growth Management Strategy (Series 4B, 1976) anticipated a 1% decrease in population in Southeast San Diego from 57,900 to 57,700 between 1980 and 1985. A review of 1984 estimates of population growth found that:

- 1980 population was much larger than had been anticipated in 1976, 71,912 as compared to an expected 57,900.
- If growth continued at the same rate as between 1980 and 1984, 1985 population would be 78,210, representing a 9% increase over 1980 population.
- Population growth in Southeast San Diego has therefore occurred at a substantially higher rate - and was in fact positive rather than negative - and from a substantially larger 1980 population base than had been projected in 1976.

The Community Master Plan for Southeast San Diego, which was adopted in 1969 and amended in 1975 and 1983, projected a 1985 population of 100,000 nearly twice the population projected under Series 4B, 1976 projections, and still significantly larger than the Series 6, 1984 interpolated estimate for 1985 of 78,210.

**TRAFFIC GROWTH
IN THE
MIDCITY COMMUNITY PLAN AREA**

Roadway and Segment	ADT			LOS	
	1979	1983	% Change	1979	1983
<u>University Ave.</u>					
I-805-Swift	21.7	22.1	1.8		P
40th St.-43rd St.	20.3	23.7	16.7		P
Euclid Ave. and 54th St.	20.5	23.7	15.6		F
Chollas Rd. and College Ave.	20.5	23.9	16.6		G
<u>El Cajon</u>					
I-805-35th St.	29.6	33.3	12.5	G	G
43rd St.- Fairmont Ave.	26.8	28.0E	4.5	G	G
Euclid Ave.- 54th St.	29.6	29.0	-2.0	F	F
54th St.-College Ave.	21.6	28.0E	29.6		F
Montezuma Rd.-70th St.	27.8	31.5	3.7		F
<u>Fairmont Ave.</u>					
Camino del Rio South- Montezuma Rd.	0	58.0E			P
Meade Ave.-El Cajon Blvd.	9.5	10.3	8.4		G
Orange Ave.- University Avenue	10.1	12.6	24.8		G
Poplar St.- Home Ave.	10.4	13.3	27.9		G
<u>Adams Ave.</u>					
Marlborough Ave- Ward Rd.	10.4	10.5	.9		F
35th St.-I-805	16.0	15.9	-.6		P
<u>54th Street</u>					
Montezuma Rd.- Baja Dr.	2.6	3.5	34.6		

Housing

The Series 4B, 1976 projections foresaw a 1980 housing mix of 71% single-family - 29% multi-family, shifting by 1985 to a 70% single-family - 30% multi-family mix in 1985. A review of estimates of actual housing growth finds that approximate mix in 1984.

Community Facilities

Parks and Recreation Facilities

According to the Southeast San Diego Community Plan, in 1967 there were 7.24 acres dedicated to neighborhood park use and 45.7 acres devoted to use as community parks. In addition, one community park and four neighborhood park sites were scheduled for acquisition. The Community Plan assessed the adequacy of the existing park facilities, and identified several areas of deficient service in the community. These acres of inadequate service are illustrated in the accompanying figure.

ACCESSIBILITY OF RECREATION FACILITIES - 1968

- NEIGHBORHOOD PARK
- ◉ AREA UNSERVED BY NEIGHBORHOOD PARK
- ◉ COMMUNITY RECREATION CENTER
- ▨ AREA UNSERVED BY COMMUNITY RECREATION CENTER



By 1979, a total of 133.69 acres were devoted to use as either community or neighborhood parks. Approximately 68 percent of the 56.37 acres established as neighborhood parks was fully developed. The remaining acres were only partially developed in 1979. Of the 77.32 acres of community parkland, 34.02 acres were fully developed, while the remaining acreage was partially developed.

From 1979 to 1984, the population in Southeast San Diego increased by 5,000 persons. During the same five years, acreage acquired for parklands increased by 18.51 acres to a total of 152.2 acres. However, despite this increase, neighborhood parks are still deficient both in acreage and geographic distribution. The community park service level is adequate. The following table and figure summarize the changes in parkland acreage between 1979 and 1984 in the Southeast community:

Changes in Park Acreage in Southeast San Diego from
1979 to 1984 by Park Type

Park Type	1979 Acreage	1984 Acreage	Total Change 1979 to 1984 (acres)
<u>Neighborhood Parks</u>			
Developed	38.41	37.08	
Partially Developed	17.96	21.47	
Undeveloped	0	0	
TOTAL	56.37	58.55	2.18
<u>Community Parks</u>			
Developed	34.02	34.02	
Partially Developed	43.3	43.4	
Undeveloped	0	0	
TOTAL	77.32	77.42	.10
<u>School Parks</u>			
Developed	0	14.7	
Partially Developed	0	0	
Undeveloped	0	0	
TOTAL	0	14.7	14.7
TOTAL	133.69	152.2	16.98

This is a detailed black and white map of Chicago, Illinois, and its surrounding areas. The map is oriented with North at the top, indicated by a compass rose in the upper right corner. The city's grid is clearly visible, with major streets and highways labeled. Key features include the city grid, major highways, and various parks and landmarks. The map is labeled with street names and neighborhood names, such as 'CHICAGO', 'MILWAUKEE', 'INDIANAPOLIS', and 'ST. LOUIS'. A compass rose is visible in the upper right corner.

Libraries

The Community Plan identified several inadequacies in the 1968 library facilities. One of the two branches serving the area had inadequate floor space, and was poorly located. The other branch library was land locked. Both of the facilities had no room for expansion. The Plan recommended the establishment of two additional facilities.

In 1979, the facilities in the Southeast Community had a combined area of 16,073 square feet and 48,000 volumes. By 1984, the area remained the same, but the number of books decreased. As a result, the 1984 facilities do not meet the General Plan minimum standard of 2.7 to 4.4 volumes per square foot. In addition, the 41,200 volumes were inadequate for a library serving 68,394 people.

Fire Services

The Community Plan asserted that the 1968 fire facilities were adequate to serve the community and would continue to be sufficient in the future. According to the San Diego Fire Department, specific information of the changes in level of service between 1979 and 1984 are difficult to quantify. However, overall the fire service in urban areas has remained good despite the increasing intensity of development. Service is good because the number of stations present and the service overlap. However, the increase in density is usually accompanied by more families in multi-story buildings. This could increase the risk of loss of life and property.

Police

In 1980, a bond issue was passed which allowed the Police Department to decentralize its operation by establishing seven area stations. This decentralization was an attempt to accommodate population increases in the City. As a result of this bond issue, 1982 the Skyline area station was established. This station provides added service to the Southeast San Diego planning area.

Specific data on changes in service level in the Southeast Community between 1979 and 1984 is not available. However in general, the San Diego Police Department facilities are at peak use. In addition, communications are saturated. Overall, the San Diego ratio of 1.5 police officers per thousand persons is beneath the national standard ratio of 2.0 police officers per thousand persons. Despite these difficulties, between 1979 and 1984, crime in the City of San Diego has generally decreased.

Schools

The 1968 Community Plan established that the existing facilities could accommodate the present level of enrollment. however some of the schools were deficient in site area. The findings of the Community Plan are summarized in the following table:

ADEQUACY OF EXISTING EDUCATIONAL FACILITIES

SOUTHEAST SAN DIEGO - 1967

Elementary	Enrollment Nov. 1, 1967	Net Usable Ac.	Acres Excess or Deficiency
Baker	506	6.40	- 3.60
Balboa	1,125	5.68	- 4.32
Bandini p.	269	4.00	+ 1.00
Brooklyn	1,018	8.47	- 1.53
Burbank	381	4.13	+ 1.13
Chellis	728	7.32	- 2.68
Crockett p.	416	2.95	- 0.05
Emerson	655	5.33	- 4.67
Encanto	1,156	6.12	- 0.35
Horton	599	7.70	- 2.30
Johnson	403	6.90	- 3.10
Kennedy	875	13.55	+ 3.55
Knox	729	7.48	- 2.52
Logan	715	6.40	- 3.60
Lowell	393	3.36	- 6.64
Mead p.	397	2.80	- 0.20
Sherman	871	4.10	- 5.90
Stockton	861	6.06	- 3.94
Valencia Park	743	5.50	- 4.50
	<u>12,840</u>		
Junior High			
Gompers	961	21.30	- 3.70
Memorial	1,587	11.20	- 13.80
O'Farrell	<u>2,800</u>	<u>27.90</u>	<u>+ 2.90</u>
	5,348		
Senior High			
Lincoln	1,180	20.40	- 19.60
Wright Br. ^a	119	5.00	N.A.
	<u>1,299</u>		
Adult Education			
Southeast Adult School	1,200 approx.		
Memorial Adult Center	800 approx.		

a) Adjustment school, Area standards not applicable.

p) Primary only

SOURCE: COMPILED BY THE RESEARCH SECTION OF THE SAN DIEGO CITY PLANNING DEPARTMENT.

From 1979 to 1984, the overall enrollment increased in Southeast San Diego schools by 2,297. This increase was the result of "magnet" programs designed to attract students from outside regular attendance boundaries in an effort to integrate schools. The majority of the schools are still

operating under capacity. The use of portable classrooms increased from 1979 to 1984 in many of the schools. Although this increases operating capacity, the amount of playground space often decreases.

The enrollment and operating capacity of the Southeast San Diego Schools are summarized in the accompanying table.

Traffic

By 1983, the majority of the roads in Southeast San Diego were operating at a level of service A to B. This is despite increases in ADT. The changes in ADT between 1979 and 1983 are documented in the accompanying table.

OTAY MESA-NESTOR

Population

Population projections available for Otay Mesa-Nestor at the time of adoption of the Residential Growth Management Strategy (Series 4B, 1976) anticipated a 5% increase in population between 1980 and 1985 from 11,200 to 11,800. A review of 1984 estimates of actual population growth found that:

- 1980 population was almost four times what had been anticipated in 1976, 43,345 as compared to an expected 11,200.
- If growth continued at the same rate as between 1980 and 1984, 1985 population would be 48,288, representing an 11% increase over 1980 population.
- Population growth in Otay Mesa-Nestor has therefore occurred at a somewhat higher rate beginning from a much larger 1980 population base and resulting in a much larger 1985 population than was anticipated in 1976.

The Community Plan for Otay Mesa-Nestor, prepared in 1978, and amended in 1981, 1983 and 1984, projected a 1995 population of 44,600. Series 6 estimates of 1984 population already exceed that figure at 47,300 persons.

SCHOOLS

Southeast

San Diego Unified School District

Name	# CLASSROOMS				AS-BUILT		OPERATING		Enrollment		# Over/Under	
	permanent 1979	1984	portable 1979	1984	capacity 1976	1984	capacity 1976	1984	1979	1984	1979	1984
Baker	14	14	11	16	720	900	582	660	492	667	- 90	+ 7
Balboa	23	23	14	15	1110	1140	990	930	995	964	+ 5	+ 34
Brooklin	19	19	10	11	870	900	714	870	712	818	- 2	- 52
Burbank	14	14	7	10	630	720	372	510	368	463	- 4	- 47
Chollas	15	15	15	17	900	960	432	658	391	631	- 41	- 27
Emerson	16	16	10	13	780	870	654	808	590	774	- 64	- 34
Encanto	38	38	10	19	1440	1710	1200	1524	1170	1419	- 30	-108
Horton	14	14	11	19	750	990	570	780	470	742	-100	- 38
Johnson	14	14	4	4	540	540	408	450	351	407	- 57	- 43
Kennedy	28	28	3	8	930	1080	750	686	636	474	-114	-212
Knox	14	14	8	16	660	900	390	780	334	680	- 56	-100
Logan	30	60	5	5	1050	1050	966	810	900	735	- 66	- 75
Lowell	1	1	24	24	750	750	482	504	425	461	- 37	- 43
Mead	6	6	6	10	360	450	300	360	272	333	- 28	- 27
Sherman	26	26	19	21	1350	1410	1134	1168	1004	1093	-130	- 75
Stockton	25	25	12	9	1110	1020	600	685	593	685	- 7	- 65
Valencia Park	22	22	11	15	990	1110	660	736	648	724	- 12	- 12
Gompers	45	45	--	14	1350	1770	938	1337	657	989	-281	-348
Memorial	40	40	9	10	1470	1500	1256	1175	880	880	-276	-295
Lincoln	57	57	4	9	1830	1980	1514	1391	1090	926	-424	-465
			205	275	21,300	23,370	16,172	18,087	13,745	16,042	-2427	-2045

**TRAFFIC GROWTH
IN THE
SOUTHEAST SAN DIEGO COMMUNITY PLAN AREA**

Roadway and Segment	ADT			LOS	
	1979	1983	% Change	1979	1983
<u>Imperial Ave.</u>					
Euclid Ave.-Merlin Dr.	18.0	21.4	18.9	G	
47th St.-Euclid Ave.	21.1	22.5	6.6	G	
I-805-47th St.	19.0E	22.5	18.4	G	
Wabash Blvd.-38th St.	8.1	7.7	-4.9	F	
28th St.-25th St.	5.9	8.0	33.6	G	
I-5-25th St.	6.7	7.3	8.9	G	
<u>Market Street</u>					
Euclid Ave.-Merlin Dr.	6.9	9.1	31.9	G	
47th St.-Euclid Ave.	5.7	10.0E	75.4	G	
Wabash Blvd.-I-805	12.9	12.5	-3.1	G	
25th St.-28th St.	9.1	9.5	4.4	G	
I-5-25th St.	10.6	10.1	-4.7	G	
<u>Euclid Ave.</u>					
Route 94-Market St.	21.7	20.3	-6.5	G	
Market St.-Imperial Ave.	18.6	17.0	-8.6	G	
Imperial Ave.-Logan Ave.	12.5	10.9	-12.8	G	
<u>28th Street</u>					
Route 94-Market St.	7.7	7.0E	-9.1	G	
Market St.-Imperial Ave.	7.9	7.0E	-11.4	G	
Imperial Ave.-Sampson St.	7.1	7.1	0	G	
Ocean View Blvd.					
National Ave.	5.4	6.3	16.6	G	
<u>National Avenue</u>					
I-5/28th St.	8.0	8.1	1.3	F	
32nd. St.-Wabash Blvd.	11.7E	11.0E	5.0	F	
Wabash Blvd.-38th St.	11.2	11.1	-8.9	P	
38th St.-43rd St.	11.7	11.2	-4.3	P	
<u>Logan Ave.</u>					
43rd St.-I-805	10.1	8.6	-14.9	G	
I-805-47th St.	10.1	8.6	-14.9	G	

LOS - level of service
ADT - average daily traffic
G - level of service A-B
F - level of service C
P - level of service D-F
E - estimated without the benefit of actual count

Housing

Series 4B projections anticipated that there would be a 74% single family - 26% multi-family housing mix in Otay Mesa-Nestor in 1980, that would remain relatively constant through 1985. 1984 housing estimates find a 62% single family - 25% multi-family mix. The remaining 13% apparently consists of military or mobile home units.

Community Facilities

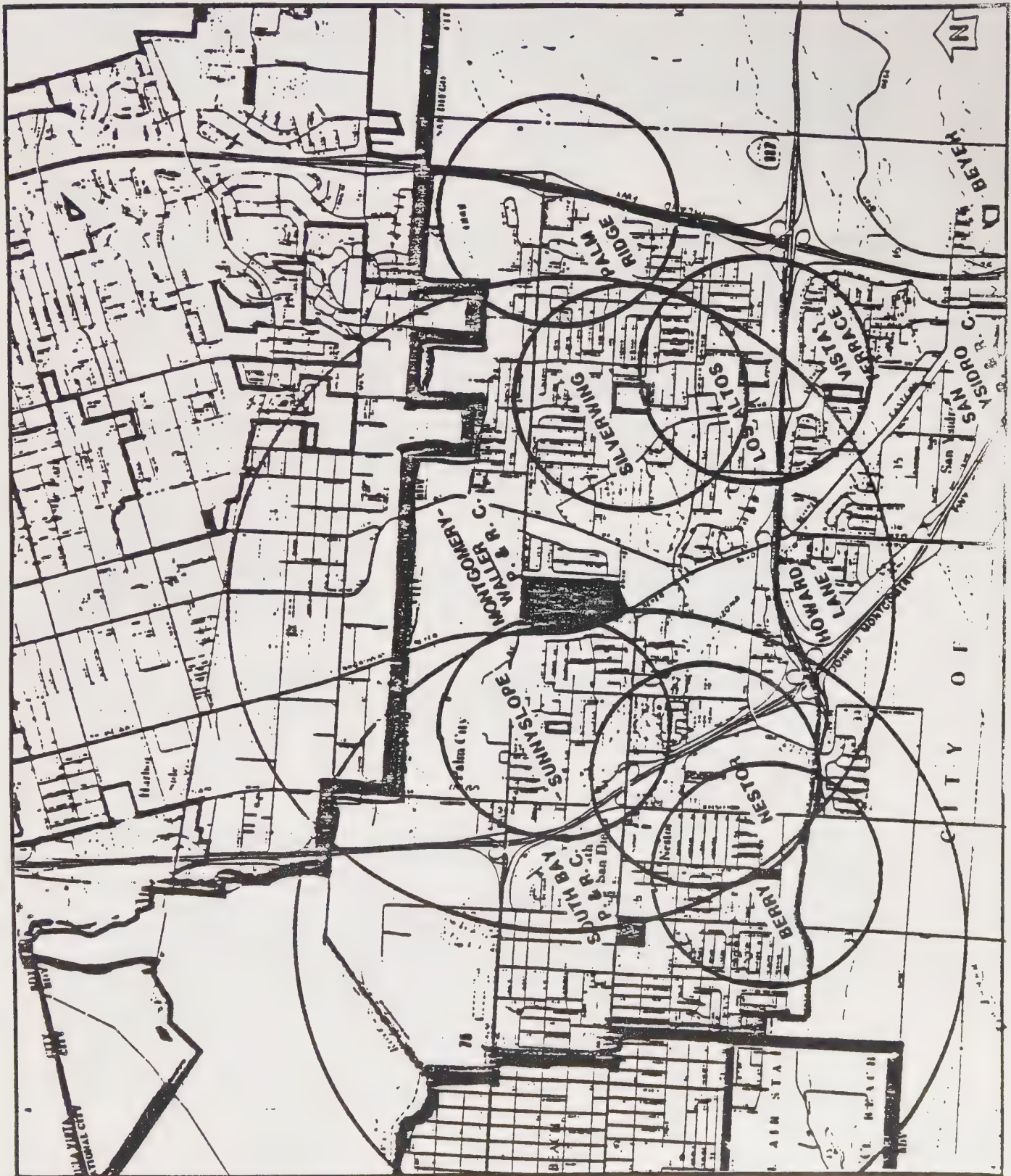
Park and Recreation Facilities

The 1978 Otay Mesa-Nestor Community Plan identified a deficiency in neighborhood parks in the southeast portion of the community. At the time of the Community Plan, the neighborhood park acreage totaled 15 acres, while the community park acreage totaled 68.6 acres.

In 1979, the land area dedicated to community parks was the same. Only thirteen percent of the lands dedicated to this use was fully developed. The remainder was only partially developed. The land dedicated to neighborhood parks increased to 44.42 acres. However, only 16.76 acres were actually developed at this time.

By 1984, the population of Otay Mesa-Nestor increased by 4,000 people. However, the amount of acreage dedicated to park use remained stable, and there was no increase in developed acreage. The neighborhood parks have not been improved because the community wants to develop the 60 acre Montgomery - Waller Community Park first. The status of the parks in 1984 is summarized in the following table. The location of these areas is illustrated in the accompanying map.

PARKLANDS IN OTAY MESA NESTOR - 1984



Status of Park Acreage in Otay Mesa-Nestor
by Park Type, 1979 to 1984

Park Type	1979 Acreage	1984 Acreage	Total Change 1979 to 1984
<u>Neighborhood Parks</u>			
Developed	16.76	16.76	
Partially Developed	0	0	
Undeveloped	17.66	27.66	
TOTAL	44.42	44.42	0
<u>Community Parks</u>			
Developed	8.62	8.62	
Partially Developed	60.02	60.02	
Undeveloped	0	0	
TOTAL	68.64	68.64	0
<hr/>			
TOTAL	113.06	113.06	0

Libraries

According to the Community Plan, the library service in Otay Mesa-Nestor would become adequate with the conversion of the temporary branch library to a permanent structure. The community would then have three branch libraries serving the area.

In 1979, in light of the General Plan standards, the facilities in Otay Mesa-Nestor were inadequate. The 1979 area of the facility was 3,600 square feet, well below the General Plan standard of 8,000 square feet. Likewise, the number of volumes was 7,000 books under the 20,000 volume standard of the General Plan.

Between 1979 and 1984, the population of Otay Mesa-Nestor increased by approximately 4,000 people. However, from 1979 to 1984, the area of the facility remained the same, while the number of volumes increased by 2,700. The library facilities in the community remained inadequate to serve the population of Otay Mesa-Nestor in terms of area, available volumes, and the number of books per person.

Fire Services

The Community Plan indicated that Otay Mesa-Nestor was adequately served by the existing facilities. The Community Plan did indicate that these facilities would have to be improved as necessary to accommodate future development.

No quantifiable information regarding the changes in the level of service between 1979 and 1984 was obtainable. However, the addition of the LaJolla Fire Station influenced service to the Otay Mesa-Nestor community.

Police

The Community Plan determined that the existing police station provided a high degree of service to the community. the Community Plan indicated that these facilities would need to be upgraded as the population increased in order to maintain this level of service.

In 1980, a bond issue was passed which allowed the Police Department to decentralize its operation by establishing seven area stations. This decentralization was an attempt to improve service to the growing population of the City of San Diego. As a result of this bond issue, by 1982 the San Ysidro area station was established. This station serves the Otay Mesa-Nestor community.

Specific data on changes in service level in Otay Mesa-Nestor between 1979 and 1984 is not available. However in general the San Diego Police Department support facilities are at peak use. In addition, communications are saturated. Overall, the San Diego ratio of 1.5 police officers per thousand population is beneath the national standard of 2.0 officers per thousand persons. Nonetheless, crime has decreased since 1979.

Schools

The Community Plan did not identify any deficiencies in educational facilities in Otay Mesa-Nestor.

Between 1979 and 1984, the overall enrollment at the schools serving the Otay Mesa-Nestor community increased slightly by 380 pupils to a total of 10,219 students. Between 1979 and 1984, the enrollment at two of the junior high schools decreased, while enrollment at one increased. During the five year period, the enrollment at one senior high school decreased, while the enrollment at the other increased. Enrollment at four of the six elementary schools increased during this period. The changes inn enrollment from 1979 to 1984 by school are indicated in the following table.

SCHOOLS

Otay Mesa-Nestor

Sweetwater Union School District

Name	# CLASSROOMS		AS-BUILT		OPERATING		Enrollment		# Over/Under	
	permanent	portable	capacity	capacity	capacity	capacity	1979	1984	1979	1984
	1979	1984	1979	1984	1979	1984	1979	1984	1979	1984
Mar Vista Jr.							1,217	1,078		
Southwest Jr.							880	1,019		
Montgomery Jr.							1,482	1,471		
Southwest Sr.							1,081	1,491		
Montgomery Sr.							1,721	1,590		
							6,381	8,649		

South Bay Unified School District

Name	# CLASSROOMS		AS-BUILT		OPERATING		Enrollment		# Over/Under	
	permanent	portable	capacity	capacity	capacity	capacity	1979	1984	1979	1984
	1979	1984	1979	1984	1979	1984	1979	1984	1979	1984
Pence							648	521		
Sunnyslope							597	627		
Berry							630	604		
Nestor							638	539		
Emory							511	557		
Nicoloff							424	722		
							3,448	3,570		

NOTE: This school district did not respond to our information request.

Transportation

The Community Plan identified deficiencies in traffic volumes capacity in certain areas through a comparison of General Plan standards to existing 1976 traffic volumes. The following deficiencies were noted by the Community Plan:

- Beyer Boulevard was operating with traffic volumes at 92 percent over desirable capacity, with congestion at Palm avenue and Coronado Avenue; and
- Main Street (from 1-5 to Hollister Street), Beyer Way (from North City Limit to Beyer Boulevard), and Coronado Avenue (from Hollister Street to Beyer Boulevard) were operating at a level which exceeded the designed capacity in excess of 100 percent.

The changes in the traffic growth between 1979 and 1983 in the Otay Mesa-Nestor area are indicated in the accompanying table. It appears that by 1983 the majority of the streets were functioning at a relatively high level of service.

**TRAFFIC GROWTH
IN THE
OTAY-NESTOR COMMUNITY PLAN AREA**

Roadway and Segment	ADT			LOS	
	1979	1983	% Change	1979	1983
<u>Palm Ave.</u>					
I-805-Twining Ave.	12.7E	15.6	22.8		G
Beyer Way-Piccard Ave.	14.0	21.2	51.4		G
I-5-Hollister St.	15.5	19.8	27.7		G
I-5-19th St.	44.5	52.1	17.1		F
<u>Coronado Ave.</u>					
Beyer Blvd.-Beyer Way	4.0	3.0	-25.0		G
I-5-Outer Road	11.4E	17.8E	56.1		G
19th St.-Hollister St.	18.8	20.9	11.2		G
<u>Del Sol Blvd.</u>					
Beyer Blvd.-Beyer Way	7.3	7.4E	1.4		G
Piccard Ave.-Twining Ave.	5.3	6.6	24.5		G
<u>Picador Blvd.</u>					
Beyer Way-Del Sol Blvd.	1.6E	12.9	706.3		G
Del Sol Blvd.-Rt.117	4.0E	9.3	132.5		G
<u>Beyer Blvd.</u>					
Palm Ave.-Coronado Ave.	3.3	4.9	48.5		G
Coronado Ave.- Del Sol Ave.	4.8E	3.5E	-27.1		G
<u>19th Street</u>					
Palm Ave.-Coronado Ave.	10.3	10.7	3.9		G

LOS - level of service
ADT - average daily traffic
G - level of service A-B
F - level of service C
P - level of service D-F
E - estimated without the benefit of actual count

However, according to these estimations, the average daily traffic (ADT) on Beyer Boulevard from Palm Avenue to Coronado Avenue increased by 48.5 percent. Further research would be required to determine the reason for this apparent inconsistency.

Part III
Results of the Growth Management Questionnaire

PART III
RESULTS OF GROWTH MANAGEMENT QUESTIONNAIRE

In order to obtain information about how residents view growth over the past five years as it has affected services and quality of life in their communities, a questionnaire was prepared and distributed to a sample of residents of each of the five communities. This section of the report presents a general evaluation of the results of the growth management questionnaire sent to a sample of residents in Rancho Bernardo, Mira Mesa, Mid-City, Southeast San Diego and Otay Mesa Nestor. A more detailed analysis of the results from each community is included in Appendix E of this report.

METHODOLOGY

The questionnaire consisted of a single two-sided page presenting eight sets of questions. These questions were designed to obtain resident opinions regarding the quality of public services and facilities, and any perceived changes in the quality of these services over the past five years. Although the questions were the same for each of the five communities, the first side of the questionnaire included a map outlining the boundaries of the particular community in question. A copy of the questionnaire is presented in Appendix D of this report.

The San Diego Department of Planning was responsible for the reproduction and the distribution of the questionnaire. The questionnaire was distributed to every twentieth household by street address throughout each of the five communities. A small percentage of the questionnaires may have been delivered outside of the community boundaries as defined by the City, because of the absence of address systems that provide data exactly coincident with these boundaries.

A total of 5,303 questionnaires were sent out. The questionnaires were distributed among the five communities as follows:

<u>Community</u>	<u>Number of Questionnaires</u>	<u>1984 dwelling units</u>	<u>Number of Questionnaires as a percent of 1984 dwelling units*</u>
Rancho Bernardo	390	8,839	4.4%
Mira Mesa	635	13,505	4.7%
Mid City	2,240	48,346	4.6%
Southeast	1,391	24,625	5.6%
Otay Mesa-Nestor	<u>647</u>	13,947	4.6%
Total Questionnaires Sent	5,303		

*Since questionnaires were sent to every twentieth address, some were probably sent to vacant dwelling units.

RESPONSE RATES

Of the 5,303 questionnaires distributed, a total of 881 were completed and returned to the Planning Department. An additional 125 (2.4 percent) were returned either unopened or blank. The overall usable response rate was roughly 17 percent. The rates of response for each community are summarized in the accompanying table.

Comparative Usable Response Rates

<u>Community</u>	<u>Number of Questionnaires Distributed</u>	<u>Number of Questionnaires Completed</u>	<u>Percent Responding</u>
Rancho Bernardo	390	138	35.4
Mira Mesa	635	159	26.6
Mid City	2,240	352	15.7
Southeast	1,391	112	8.0
Otay Mesa-Nestor	647	120	18.5
TOTALS	5,303	881	16.6

As is indicated in the above table, the response rates varied considerably among the five communities. The Rancho Bernardo response rate of over 35 percent exhibited by far the highest rate of return from any of the five communities. This percentage is dramatically higher than the mean response rate of roughly 17 percent. The Southeast community rendered the lowest response rate, (8 percent), of all the communities surveyed.

NEW RESIDENTS AND WHY THEY MOVED IN

The percentage of respondents who had moved into the community within the past five years varied considerably throughout the five communities. Over half the respondents in Mira Mesa (58 percent) reported that they had recently moved into the area. In contrast, only 37 percent of the respondents from Rancho Bernardo had lived in the community for under five years. The percentages of new residents from Mid-City, Southeast San Diego, and Otay Mesa-Nestor are 39 percent, 41 percent and 46 percent respectively.

These new residents attached strikingly different levels of importance to various factors influencing their decision to locate in the respective communities. For example, 90 percent of the newcomers to Rancho Bernardo cited a pleasant environment as a very important factor which influenced the decision to move into the community. In contrast, only 33 percent of the respondents who recently had moved into Southeast San Diego indicated that a pleasant environment was an important consideration. While 92 percent of the new residents of Mira Mesa and Mid-City rated affordable housing as important or very important, only 61 percent of the new arrivals to Rancho Bernardo indicated that this factor was an important consideration. Almost one half of the new residents of Rancho Bernardo reported that proximity to the place of work was not an important factor in their choice of residence. Over three quarters of those who had moved into Mira Mesa reported that this was an important element in their decision. To 41 percent of the new residents of Mid-City, the availability of public transit was a very important or important consideration. In contrast only 23 percent of those who had moved to Mira Mesa indicated this service had been of some importance in their decision. The distribution of responses is summarized in the table below.

Ranking of Factors Influencing Residential Location

	Rancho Bernardo			Mira Mesa			Mid-City			Southeast San Diego			Otay Mesa-Nestor		
Moved in within past 5 years	37%			58%			39%			41%			46%		
	Very Imp.	Imp.	Not Imp.	Very Imp.	Imp.	Not Imp.	Very Imp.	Imp.	Not Imp.	Very Imp.	Imp.	Not Imp.	Very Imp.	Imp.	Not Imp.
Nearness to Place of Work	14%	16%	49%	40%	37%	14%	37%	32%	20%	24%	35%	28%	27%	31%	22%
Family or Friends Nearby	23%	20%	41%	5%	27%	30%	16%	24%	46%	22%	22%	35%	9%	25%	44%
Educ. & Cult. Opportunities	25%	27%	25%	13%	35%	37%	20%	26%	35%	20%	22%	33%	6%	27%	36%
Available Public Transit	2%	22%	55%	2%	21%	64%	24%	17%	45%	22%	30%	24%	9%	29%	33%
Affordable Housing	22%	39%	16%	58%	34%	2%	70%	22%	4%	11%	72%	17%	73%	14%	4%
Pleasant Environment	90%	8%	0%	48%	40%	2%	45%	37%	7%	33%	28%	11%	44%	34%	5%

Note: The difference between the total percent and 100 percent represents the percentage of respondents with no opinion.

FUTURE RESIDENTIAL LOCATION PLANS

With the exception of the residents of Rancho Bernardo, approximately one quarter of the respondents from each community reported an intention to leave the respective areas within the next five years. Only 8 percent of the respondents from Rancho Bernardo indicated they planned to leave the community within the next five years.

In many cases, the respondents attached similar importance to the various reasons influencing their decision to leave the respective communities. For example, in each community the majority of all the residents planning to leave cited a pleasant environment as an important or a very important factor in their decision to leave. In most communities over one half of all the respondents indicated that the availability of public transit was not an important factor in the decision.

Despite the many similarities, the respondents indicated several differences in the priority given to the various factors. For example, while over three quarters of the respondents planning to leave Mira Mesa cited affordable housing as an important or a very important consideration, less than half of the residents planning to leave Rancho Bernardo afforded this factor the same importance, and over one third rated this factor as not important. While only 18 percent of the residents in Rancho Bernardo indicated that the availability of public transit was a significant factor in the decision to leave, approximately one third of the residents intending to move from Southeast San Diego and Otay Mesa-Nestor ranked this factor as important and very important.

The ranking of these factors in each community is summarized in the accompanying table.

Factors Influencing Plans to Leave

	Rancho Bernardo			Mira Mesa			Mid-City			Southeast San Diego			Otay Mesa-Nestor		
Planning to leave during next 5 yrs	8%			26%			28%			27%			22%		
	Very Imp.	Imp.	Not Imp.	Very Imp.	Imp.	Not Imp.	Very Imp.	Imp.	Not Imp.	Very Imp.	Imp.	Not Imp.	Very Imp.	Imp.	Not Imp.
Nearness to Place of Work	18%	9%	4%	19%	36%	24%	23%	22%	30%	20%	23%	20%	30%	18%	26%
Family or Friends Nearby	27%	27%	27%	5%	29%	43%	12%	24%	39%	7%	17%	43%	33%	15%	26%
Educ. & Cult. Opportunities	27%	27%	18%	17%	31%	33%	20%	22%	29%	37%	20%	20%	41%	4%	33%
Available Public Transit	9%	9%	54%	9%	12%	52%	10%	14%	50%	17%	17%	33%	15%	15%	37%
Affordable Housing	27%	18%	36%	57%	19%	12%	33%	24%	24%	33%	30%	7%	30%	33%	18%
Pleasant Environment	73%	0%	9%	59%	17%	7%	73%	10%	7%	70%	17%	3%	63%	18%	11%

Note: The difference between the total percent shown and 100 percent represents the percentage of respondents who expressed no opinion or were undecided about future residential plans.

In all of the communities except Rancho Bernardo, roughly 70 percent of the respondents reported plans to remain in the respective communities for the next five years. Approximately 92 percent of the respondents from Rancho Bernardo reported plans to stay in the area.

The importance attached to the various factors influencing the decision to continue residence in the community was often similar among the neighborhood respondents. In each of the communities, roughly two thirds or more of the respondents reported that a pleasant environment was an important consideration in the decision to remain in the neighborhood. The availability of educational and cultural opportunities was a factor of some importance to approximately one half of the residents in each community.

The priority accorded some factors did vary considerably among the respondents. For example, whereas only one quarter of the respondents from Rancho Bernardo and Mira Mesa accorded any importance to the availability of public transit, over 45 percent of the respondents from the remaining communities gave some importance to this factor. Another difference occurred in the level of priority allocated to the availability of affordable housing. While less than 44 percent of the respondents from Rancho Bernardo identified this factor as important or very important well over two thirds of the respondents in the remaining communities accorded this factor some level of importance. Two thirds of the respondents from Mira Mesa rated proximity to place of work as important or very important. In contrast, less than one quarter of the respondents from Rancho Bernardo indicated that this factor was important to some degree.

The level of priority given to these factors is summarized by community in the table below.

Factors Influencing Plans to Stay

	Rancho Bernardo			Mira Mesa			Mid-City			Southeast San Diego			Otay Mesa-Nestor		
Planning to stay during next 5 yrs	92%			70%			67%			68%			72%		
	Very Imp.	Imp.	Not Imp.	Very Imp.	Imp.	Not Imp.	Very Imp.	Imp.	Not Imp.	Very Imp.	Imp.	Not Imp.	Very Imp.	Imp.	Not Imp.
Nearness to Place of Work	10%	13%	48%	36%	31%	23%	31%	14%	28%	29%	29%	17%	24%	22%	28%
Family or Friends Nearby	35%	29%	20%	18%	32%	40%	27%	33%	19%	37%	5%	33%	24%	23%	21%
Educ. & Cult. Opportunities	19%	36%	23%	21%	33%	32%	15%	33%	25%	24%	16%	25%	21%	26%	24%
Available Public Transit	5%	20%	50%	6%	22%	61%	26%	20%	34%	25%	21%	22%	21%	24%	12%
Affordable Housing	16%	28%	29%	56%	29%	7%	54%	16%	12%	62%	19%	5%	64%	15%	6%
Pleasant Environment	87%	0%	11%	49%	31%	7%	50%	29%	1%	41%	26%	7%	52%	26%	5%

Notes: The difference between the total percent shown and 100 percent represents the percentage of respondents who expressed no opinion or were undecided about future residential plans.

In many instances, the respondents in each community attached a similar level of importance to the factors influencing the decision to remain in or to leave the respective communities. For example, the factor most frequently accorded the highest importance in the decision to leave or to stay was the pleasant quality of the environment. Roughly three quarters or more of both those leaving and remaining in the various communities indicated that a pleasant environment was a factor of some importance. Similar importance was also given by respondents in the respective communities to proximity to work and to the availability of educational and cultural opportunities.

However, the importance accorded certain factors did vary among the respondents depending on their future tenancy plans. In general, those respondents planning to stay attached a greater priority to the nearness of friends and family. In addition, respondents intending to remain in the respective communities more often indicated that availability of public transit was an important or very important consideration. A higher percentage of the residents planning to stay also reported that the availability of affordable housing was a relevant factor in the decision to stay.

PERCEIVED QUALITY OF COMMUNITY SERVICES

The perception of the quality of the various community services and the perception of any changes in the quality of service varied considerably according to the community and the service evaluated. This section is divided into two parts. The first element presents the distribution of responses regarding the adequacy of service and the perceived changes in the quality of service over the last five years for each service in each community. In the second part, the ratings of each service among communities are compared. In addition, the perceptions of change in the level of service in the various communities are also summarized.

Services Ratings by Community

RANCHO BERNARDO

Generally, those people responding to the questionnaire attached a high rating to the quality of the public services in Rancho Bernardo. The majority of the respondents felt that the quality of most of the community services had remained stable over the past five years. A fairly substantial percentage reported that the quality of the services had improved, while a relatively low percentage felt that the quality had declined. The accompanying table summarizes the perceived quality of the community services and the perceptions of change in the quality of the services in Rancho Bernardo.

Perceived Quality of Community Services
in Rancho Bernardo

Service	Very Good	Good	Fair	Poor	Very Poor	Improved	Declined	No Change
Schools	16%	40%	6%	3%	0%	20%	5%	45%
Parks	14%	41%	29%	5%	2%	33%	11%	42%
Libraries	27%	50%	15%	2%	1%	30%	6%	51%
Police Protection	24%	46%	15%	8%	5%	26%	10%	55%
Fire Protection	43%	50%	3%	1%	1%	24%	1%	64%
Public Transit	14%	41%	20%	9%	4%	29%	3%	51%
Freeways & Highways	55%	38%	3%	1%	1%	47%	7%	35%
Local Streets	35%	39%	17%	6%	1%	15%	27%	49%

Note: The difference between the total percent and 100 percent represents the percentage of respondents with no opinion.

- Schools

The survey responses indicated that the households in Rancho Bernardo are generally pleased with the quality of the educational facilities in the community. Over 55 percent of the respondents rated the schools as good or very good. Only 6 percent asserted that the schools were fair, and 3 percent reported the schools were poor. This overall high level of satisfaction among the respondents is consistent with the current under use of the available facilities in the community.

The majority of the respondents (45 percent) maintained that the quality of the schools had remained stable over the past five years. An additional 20 percent felt that the educational facilities had improved. Only 5 percent reported that the quality had declined. These responses are consistent with the increased under use of the educational facilities serving the area perpetuated by the decreases in enrollment and increases in facilities between 1979 and 1984.

- Parks

It appears that the needs of the residents of Rancho Bernardo are adequately served by the existing recreational opportunities. Overall, the park and recreation facilities received a fair to good review from the survey respondents. Approximately 14 percent of the residents rated the facilities as very good, and an additional 41 percent rated the facilities as good. Roughly 29 percent assessed the recreational opportunities as fair, while 5 percent described these opportunities as poor and 3 percent rated them as very poor. These findings appear to coincide with the assertion of the 1977 Community Plan regarding the high quality of the recreational opportunities in Rancho Bernardo.

According to the majority (42 percent) of the responses received, the quality of the recreational facilities has remained stable throughout the past five years. An additional 32 percent asserted that the quality had improved in the last five years. Only 11 percent indicated that the quality of service had declined. Generally, it appears that the addition of the 35.1 acre community park, (partially developed by 1984), combined with the vast array of opportunities originally provided by the developer has successfully maintained an adequate level of service to accommodate the population of Rancho Bernardo.

- Libraries

The result of the survey suggests that the residents of Rancho Bernardo are very satisfied with the existing library facilities. A combined total of 77 percent of the 138 respondents assessed the quality of the library as either good or very good. Slightly more than 15 percent rated the libraries as fair, and less than 3 percent described the facilities as poor or very poor. This result is consistent with the assertion of the Community Plan regarding the adequacy of the level of service provided by the existing library.

According to over 50 percent of the survey respondents, the quality of the library in Rancho Bernardo has remained stable during the last five years. An additional 30 percent of the respondents felt that the quality of the library had improved between 1979 and 1984. Only slightly more than 5 percent indicated the facility had declined in quality.

The high level of satisfaction and the relatively high percentage of respondents indicating an improvement in the quality of the library are reflective of the actual changes in the library facilities between 1979 and 1984. During this period, the library serving Rancho Bernardo added approximately 18,500 volumes into circulation. According to the General Plan standards, this addition was more than sufficient to accommodate the changes in population between 1979 and 1984 in Rancho Bernardo. Although the service area of the library slightly exceeds the two mile radius suggested by the General Plan, the survey results indicated that the residents are very satisfied with the library service to the community. According to the Community Plan, this level of satisfaction should be maintained until the population reaches 25,000.

- Police Protection

The police protection services received one of the lowest evaluations of all the services reviewed. Despite this greater level of dissatisfaction, the overall majority of the residents in Rancho Bernardo rated the level of service as either good or very good. Roughly 46 percent of the residents assessed police protection as good, and 24 percent assessed police service to the community as very good. Slightly more than 15 percent indicated service was only fair. Approximately 13 percent reported that the service was either poor or very poor.

The greater level of dissatisfaction among respondents with regard to police than to most other community services seems consistent with the assertion in the Community Plan that at least one half additional patrol unit would be required by 1985. This finding is also indicative of the fact that the San Diego Police Department facilities are operating at maximum capacity. The San Diego ratio of 1.5 officers per 1,000 population is lower than the national average of 2.0 officers per 1,000. As the development of Rancho Bernardo continues, it appears that additional police facilities may be required to supplement service to the community.

The majority (55 percent) of the respondents indicated that the quality of police protection in Rancho Bernardo had remained the same over the past five years. An additional 26 percent felt the service had improved. Slightly over 10 percent felt that the service to the area had declined.

The responses of the residents surveyed reflect to some degree the actual changes which occurred between 1979 and 1984. In 1980, a bond issue passed which allowed the Police Department to decentralize its operation through the establishment of seven area stations. The purpose of this decentralization was to improve service to the growing population of San Diego. By 1982, an area station was established in Los Penasquitos. This station has provided additional service to the Rancho Bernardo community. Between 1979 and 1984, the crime rate throughout San Diego has declined.

- Fire Protection

The fire protection services in Rancho Bernardo received an enthusiastic review from the responding households. Over 92 percent of the residents evaluated the service as either good or very good. Only 3 percent rated the service as fair, while only 2 percent judged the service to be either poor or very poor.

Roughly 64 percent of the respondents asserted that the quality of the service to the community had remained consistent over the last five years. An additional 24 percent felt the level of service had improved. Less than two percent reported that the level of service had declined.

The perceived high quality of service is consistent with the conclusions presented in the Community Plan regarding the adequacy of the fire protection facilities in Rancho Bernardo. However, according to the City's Fire Department, service to areas such as Rancho Bernardo is particularly difficult because of the physical size of the service area.

In these lower density communities, protection can be substantially lessened to other adjacent areas if back-up units are required at one particular scene. Interestingly, the residents do not appear to be aware of this growing problem, as is evidenced by their ratings and perceptions of change in fire protection service.

- Public Transit

Although some residents expressed one of the highest levels of dissatisfaction in the evaluation of the public transit services, the majority of the respondents felt that the system was good or very good (41 percent and 14 percent respectively). However, over 20 percent judged the system as only fair, and 13 percent rated the public transit as poor or very poor.

The majority of the residents, (51.4 percent), maintained that the quality of service did not change between 1979 and 1984. An additional 29 percent felt the transit system had improved. Under 3 percent identified a decline in the quality of service.

- Freeways and Highways

The survey respondents rated the quality of the service provided by the freeways and highways more highly than any other governmental service or public facility. The majority of the respondents felt that the quality of service provided by these roads was either good or very good (55 percent and 38 percent, respectively). Only 3 percent evaluated the road network as fair, and only 2 percent assessed the roads as either poor or very poor.

The majority of those surveyed (47 percent) indicated that the quality of the highways and freeways had improved between 1979 and 1984. Only 7 percent felt that these roads had deteriorated. Roughly 35 percent reported no change in the quality of these roads.

- Local Streets

The local streets received a good to fair review from the survey respondents. Roughly three quarters of the respondents felt the local streets were either good or very good (39 and 35 percent, respectively). Seventeen percent indicated that the quality of the streets was only fair. In addition, 7 percent felt that the streets were poor, and 1 percent felt the streets were very poor.

The majority of the respondents (49 percent) felt that the quality of the streets had remained the same over the past five years. A relatively high percentage (27 percent) reported that the quality of service on local streets has deteriorated. In comparison, only 15.2 percent felt the roads had improved.

MIRA MESA

According to the survey responses, the residents of Mira Mesa appear to be pleased with the general quality of the community services. In evaluating the changes in the quality of the services over the past five years, the majority of the respondents indicated that the services had either remained the same or had improved in quality. A small percentage of respondents indicated that the quality of particular community services had declined in the past five years. Such deterioration was noted in the school system and the public transit system. The perceived quality of the community services in Mira Mesa and the perceptions of changes in the quality of these services are summarized in the table below.

Perceived Quality of Community Services
in Mira Mesa

Service	Very Good	Good	Fair	Poor	Very Poor	Improved	Declined	No Change
Schools	18%	42%	18%	2%	3%	19%	14%	46%
Parks	20%	35%	30%	8%	2%	42%	7%	35%
Libraries	15%	42%	26%	7%	3%	21%	6%	59%
Police Protection	18%	43%	25%	6%	1%	25%	7%	55%
Fire Protection	30%	50%	12%	1%	0%	31%	6%	53%
Public Transit	10%	29%	27%	10%	10%	23%	15%	45%
Freeways & Highways	43%	40%	11%	2%	1%	64%	7%	17%
Local Streets	21%	38%	24%	11%	2%	26%	30%	35%

Note: The difference between the total percent and 100 percent represents the percentage of respondents with no opinion.

- Schools

In general, the survey respondents indicated that the households in Mira Mesa are generally pleased with the quality of the educational facilities. Forty-two percent rated the schools as good, while an additional 18 percent indicated that the schools were very good. Eighteen percent of the respondents reported that the schools were fair in quality. Only 5 percent reported that the schools were poor or very poor (2 percent and 3 percent, respectively). The general content with the educational facilities seems in accordance with the current use of the available facilities. In 1984, the schools serving Mira Mesa were over capacity by only 61 students.

The majority of the respondents (46 percent) reported that the quality of the educational facilities had remained the same during the past five years. An additional 19 percent felt that the quality of the schools had improved. In contrast, a relatively high percentage (14 percent) reported that the quality of the schools had deteriorated.

These opinions reflect the actual changes which occurred in the schools serving Mira Mesa. From 1979 to 1984, the overall enrollment in the Mira Mesa schools decreased slightly from 9,433 students to 9,370 students. In addition to this overall enrollment decline, while the schools were operating over capacity by 948 students in 1979, by 1984 the schools were over capacity by only 61 students. For some primary school students, the decrease in overcrowding could have resulted in the improved quality of the educational facility. However, the increase overcrowding in the secondary schools could be interpreted to result in a decline in the quality of the education facilities.

- Parks

Overall, the respondents gave the park and recreational facilities a good to fair review. Although 55 percent of those surveyed reported that the facilities were either very good or good (20 percent and 35 percent, respectively), the remaining 40 percent rated the facilities as fair to very poor. Roughly 30 percent rated the facilities as fair, 8 percent rated the facilities as poor, and 2 percent indicated the facilities as very poor. In light of these ratings, the park and recreational facilities received one of the lowest evaluations of all the services reviewed. The greater level of dissatisfaction expressed with regard to the recreational opportunities than to most other community services is reflective of a historical problem regarding the shortage of such facilities in Mira Mesa.

According to the majority (42 percent) of the responses received, the quality of the recreational facilities in Mira Mesa had improved in the last five years. Roughly 35 percent asserted that the quality had remained the same. Comparatively, 7 percent indicated that the quality had declined.

These responses seem to coincide with the actual changes in park acreage in Mira Mesa from 1979 to 1984. In 1979, the 36,500 people residing in Mira Mesa were inadequately served by recreational facilities. Based upon the General Plan standards, Mira Mesa required a minimum of seven neighborhood parks to serve the area. Instead, there were only three developed parks with a total area of 16.7 acres, an incomplete community recreational facility, and four school turf areas totalling 14.9 acres of recreational area.

From 1979 to 1984, the population of Mira Mesa increased by 4,900 people. During the last five years, park acreage increased by nearly 17 acres. Although this increase in acreage appears to be consistent with the General Plan ratio of acreage per population, some of the older areas in Mira Mesa still were not adequately served.

- Libraries

The result of the survey suggests that the residents of Mira Mesa are moderately satisfied with the library facilities in the community. Although 57 percent of the respondents rated the library as good or very good (42 percent and 15 percent, respectively), the remaining 40 percent judged the facilities as fair to very poor. Almost one third of the respondents viewed the facilities as fair or poor (26 percent and 7 percent, respectively). Roughly 3 percent felt the facilities were poor. The ambivalence regarding the quality of the library is surprising, since the current library is in accordance with the General Plan standards and the Library Standards.

According to almost 60 percent of the survey respondents, the quality of the library had not changed between 1979 and 1984. However, 21 percent did indicate that the facility had improved. In contrast, only 6 percent thought the quality of the library had deteriorated. In actuality, between 1979 and 1984 the book collection increased from 23,000 volumes to 46,400 volumes. This exceeds the ratio of 2.7 to 4.4 volumes per square foot recommended by the General Plan.

- Police Protection

The majority of the survey respondents indicated that the police protection in the community was either good (43 percent) or very good (33 percent). One quarter of the households reported that the service was fair. Approximately 7 percent evaluated the service as poor or very poor. The distribution of the ratings is reflective of the fact that the police department has had some difficulty in keeping pace with the growth of the City.

The majority of the respondents (55 percent) indicated that the quality of service had not changed between 1979 and 1984. One quarter of the households asserted that the service had improved. In contrast, only 7 percent felt that the quality of police service in the community had deteriorated.

Historically, Mira Mesa has suffered from a lack of adequate public services. Between 1979 and 1984, police protection should have been improved by the establishment of the Los Penasquitos area station. However, in Mira Mesa, as in the rest of the City of San Diego, the police services are operating at peak capacity. The ratio of 1.5 officers per 1,000 people lags behind the national average of 2.0 officers per 1,000 people. Despite these difficulties, the crime rate had declined since 1979 throughout the City.

- Fire Protection

The fire department received one of the most enthusiastic ratings of all the community services in Mira Mesa. A combined total of 80 percent rated this service as either very good or good. Twelve percent reported that the service was fair. Only 1 percent rated the service as poor.

Roughly 53 percent of the respondents felt that the quality of fire protection had remained the same between 1979 and 1984. Approximately one third of the respondents asserted that the quality of the service had improved. In contrast, only 2 percent reported a decline in the quality of service.

The high degree of satisfaction expressed by the residents of Mira Mesa is to some degree surprising. In general, between 1979 and 1984 the San Diego Fire Department has been able to accommodate the demands created by the new development in the City. Little information was available regarding the specific changes in the level of service in Mira Mesa between 1979 and 1984. However, the dispersal of new growth in recently developed areas such as Mira Mesa potentially hinders the efficiency of service because of the increasing distances from existing fire stations. As in Rancho Bernardo, the

influx of high technology industry into Mira Mesa has caused some problems for the Department with respect to fire prevention and inspection. However, the responses of the residents did not appear to be affected by these difficulties.

- Public Transit

The public transit system received the lowest evaluation of all the services reviewed by the respondents. Less than 40 percent of the households indicated that the service was good or very good (29 percent and 10 percent, respectively). Of the remaining respondents, 27 percent judged the system as fair, while 10 percent rated the system as poor, and 10 percent found the system very poor.

The majority of the respondents, (45 percent) reported that the quality of the public transit in the community had remained unchanged over the last five years. An additional 23 percent indicated that the system had improved. A relatively large percentage (15 percent) felt that the quality of the service had declined.

- Freeways and Highways

The survey respondents rated the freeways and highways serving Mira Mesa more highly than any other governmental service or public facility. Approximately 43 percent evaluated the roads as very good, and 40 percent reported these roads were good. Only 11 percent indicated that the level of service provided by these roads was fair. Less than 3 percent felt the freeways and highways operated at either a poor or very poor level of service.

The vast majority of those responding (64 percent) felt that the quality of the freeways and the highways had improved between 1979 and 1984. In contrast, only 7 percent asserted that the quality of these roads had declined. Of the remaining respondents, 17 percent indicated that the level of service had remained unchanged.

- Local Streets

The local street network in Mira Mesa received a good to fair review from the survey respondents. A combined total of 59 percent of the respondents reported that the quality of service provided by the local streets was either good or very

good. Roughly one quarter of the respondents rated the local roads as fair. In addition, 11 percent felt the local streets provided a poor level of service. Only two percent indicated that the quality of service was very poor.

The majority of the respondents asserted that the quality of service provided by the local streets had remained the same over the past five years. Roughly one quarter of the households indicated that the quality had improved. In contrast, 30 percent felt that the quality of service had declined.

MID-CITY

In general, those people responding to the questionnaire gave a good to fair rating to the majority of the community services in Mid-City. Although typically the majority of the respondents maintained that the quality of these facilities had remained the same over the past five years, a relatively high percentage of the respondents indicated that the quality of many of these facilities had declined. In a few instances, the quality of service was reported to have improved between 1979 and 1984. The accompanying table summarizes the perceived quality of the community services and the perceptions of changes in the quality of these services.

Perceived Quality of Community Services
in Mid-City

Service	Very Good	Good	Fair	Poor	Very Poor	Improved	Declined	No Change
Schools	12%	37%	22%	5%	3%	10%	26%	40%
Parks	9%	32%	27%	14%	8%	11%	22%	51%
Libraries	13%	45%	26%	6%	3%	8%	13%	66%
Police Protection	23%	44%	22%	6%	3%	23%	15%	52%
Fire Protection	36%	48%	9%	1%	1%	22%	2%	63%
Public Transit	26%	39%	17%	6%	3%	17%	10%	59%
Freeways & Highways	43%	44%	5%	1%	1%	31%	8%	50%
Local Streets	14%	41%	29%	9%	6%	11%	32%	47%

Note: The difference between the total percent and 100 percent represents the percentage of respondents with no opinion.

- Schools

The respondents from Mid-City gave the educational facilities serving the community a fair to good rating. The majority (37 percent) of the households indicated that the quality of the local schools was good. Roughly 22 percent of those responding assessed the quality of the schools as fair. Only 12 percent rated the schools serving the area as very good, while a combined total of 8 percent rated the facilities as poor or very poor. The general satisfaction with the quality of the schools is consistent with the current under use of the facilities. The slight discontent with the facilities could be related to the heavy use of portable facilities to avoid overcrowding in the schools as the enrollment increases. The use of these facilities often results in a loss of available playground space for the students.

The majority (40 percent) of the respondents indicated that the quality of the educational facilities exhibited no change over the past five years. Only 10 percent of the households reported any improvement in the quality of the facilities. In contrast, slightly over one quarter of the respondents believed that the quality of the school had declined between 1979 and 1984. This dissatisfaction could be reflective of the approximately 10 percent increase in the enrollment from 1979 to 1984. Although the schools have been able to accommodate this growth through the use of portable facilities, the available playground space has been impaired. The 1984 Community Plan indicated that in order to accommodate projected increases in enrollment, the Mid-City community will need at least four more elementary schools and one junior high school.

- Parks

Although the majority (32 percent) of the respondents rated the park and recreational facilities as good, overall the park and recreation facilities received the most negative rating of all the community facilities or services in the Mid-City. Almost one half of the households rated the facilities as either fair, poor or very poor (27 percent, 14 percent, and 8 percent, respectively). Only 9 percent rated the facilities as very good. In actuality, although the total park acreage of Mid-City appears to meet the General Plan standards, several areas within Mid-City are insufficiently served by the existing park acreage. Presently, the entire central and southwestern plan area is not served by any neighborhood parks.

The majority (51 percent) of the respondents indicated that the quality of the facilities had not changed in the past five years. Almost one quarter of the households reported that the facilities had declined in quality between 1979 and 1984. In contrast, only 11 percent reported any improvement in the quality of the facilities.

These responses are consistent with the actual changes which occurred in parkland acreage in Mid-City between 1979 and 1984. During this period, parkland acreage decreased by roughly 100 acres. This was caused by the offering for sale of a portion of the Chollas Park and Recreation Center.

- Libraries

The library facilities received a fair to good review from the households responding to the questionnaire. Roughly 58 percent of the respondents evaluated the facilities as either very good or good (13 percent and 45 percent, respectively). Approximately one quarter of the households rated the libraries as fair. Of the remaining residents, 6 percent felt the facilities were poor, and 3 percent judged the facilities as very poor. The level of respondent satisfaction seems consistent with the compliance of the facilities to the General Plan standards.

About two thirds of the households reported no change in the quality of the level of service provided by the library facilities. However, while 8 percent indicated that the facilities had improved in quality, 13 percent asserted that the quality had declined. In actuality, the library facilities did not change significantly between 1979 and 1984.

- Police Protection

Over two thirds of the residents reported that the quality of the police protection service in Mid-City was either very good or good (23 percent and 44 percent, respectively). Of the remaining respondents offering an opinion, 22 percent rated the quality of service as fair, 6 percent felt the service was poor, and 3 percent asserted service to the area was very poor. The level of satisfaction with the quality of police protection does not really reflect the difficulties the City Police Department has experienced in keeping pace with the population growth of San Diego.

The majority (52 percent) of the respondents maintained that the quality of police protection in Mid-City had remained the same over the past five years. Almost one quarter of the households asserted that the quality of the service had improved. In contrast, 15 percent felt the quality of service in the community had declined.

The diversity of the resident responses reflect to some degree the actual changes which occurred between 1979 and 1984. The 1980 bond issue permitted the establishment of the Kearney Mesa area station between 1981 and 1982. This station now provides added service to the Mid-City area.

- Fire Protection

The fire protection services in Mid-City received one of the highest ratings given to any of the services or facilities reviewed by the survey respondents. Roughly 84 percent of the residents evaluated the service as either good (48 percent) or very good (36 percent). Less than 10 percent regarded the quality of the service as fair. A combined total of 2 percent of the respondents rated the quality as poor or very poor. These responses are consistent with the assertion of the Fire Department that the Mid-City community is well served by the existing facilities. The service in Mid-City is generally good because of the number of stations present and the service area overlap which results.

Almost two thirds of the respondents asserted that the quality of service to the Mid-City community had remained consistent over the last five years. While 22 percent of the households reported that the quality of service had improved, only 2 percent asserted that the quality had declined. This level of satisfaction and perceived improvement of service coincides with the assertion of the City Fire Department that the service in urban areas such as Mid-City has remained generally good despite recent infill development. This is because the response times have remained constant since the physical land area covered has not changed with the new growth. The infilling has not affected the adequacy of water pressure for fire fighting.

- Public Transit

The public transit system was favorably reviewed by the survey respondents. Roughly two thirds of the residents rated the system as either very good (26 percent) or good (39 percent). Seventeen percent indicated the quality of service was only fair. Only 6 percent of the households maintained the public transit system was poor. An additional 3 percent judged the quality of the system to be very poor.

The majority (59 percent) of the residents reported that the quality of the public transit system had not changed between 1979 and 1984. While 17 percent recognized an improvement in the quality of service, 10 percent responded that the quality had declined.

- Freeways and Highways

The responding households evaluated the freeways and highways more positively than any other governmental service or public facility. The majority of the respondents claimed that these roads were either good or very good (44 percent and 43 percent, respectively). A mere 5 percent rated the freeways and highways serving Mid-City as fair. Only 2 percent of the respondents rated the quality of service as poor or very poor.

Approximately one half of the residents reported that the quality of service provided by the freeways and highways had remained the same in the past five years. Thirty-one percent noted an improvement in the quality of these roads. In sharp contrast, only 8 percent reported that the quality of the roads had declined.

- Local Streets

The local streets received a moderately good rating from the survey respondents. Slightly more than half of the households indicated the quality of the local streets was either good or very good (41 percent and 14 percent, respectively). However, a large percentage of the remaining respondents did not rate the quality as highly. Twenty-nine percent viewed the roads as only fair, and a combined total of 15 percent found the streets to be either poor or very poor.

Less than one half of the respondents (47 percent) reported that the quality of the local roads had remained unchanged in the past five years. A very high percentage of the households, (32 percent), indicated a decline in the quality of the streets. In contrast, only 11 percent found that the quality of the neighborhood roads had improved.

SOUTHEAST SAN DIEGO

According to the results of the survey, the residents of Southeast San Diego appear to be moderately pleased with the quality of the majority of the community services evaluated. In evaluating the changes in the quality of the services and

facilities over the past five years, the majority of the households reported that there had been no change in quality. However, a relatively high percentage of residents asserted that many of the services and facilities had improved in quality over the past five years. The perceived quality of the community services in Southeast San Diego and the perceptions of changes in the quality of these services are summarized in the accompanying table.

Perceived Quality of Community Services
in Southeast San Diego

Service	Very Good	Good	Fair	Poor	Very Poor	Improved	Declined	No Change
Schools	11%	37%	24%	13%	7%	30%	15%	46%
Parks	10%	21%	30%	29%	5%	20%	22%	54%
Libraries	12%	28%	25%	20%	8%	11%	16%	63%
Police Protection	13%	31%	33%	16%	4%	31%	16%	49%
Fire Protection	21%	44%	25%	4%	0%	26%	3%	63%
Public Transit	17%	39%	24%	7%	8%	28%	6%	60%
Freeways & Highways	33%	48%	11%	4%	3%	30%	6%	58%
Local Streets	8%	24%	30%	25%	12%	16%	35%	47%

Note: The difference between the total percent and 100 percent represents the percentage of respondents with no opinion.

- Schools

In general, the schools in Southeast San Diego received a good to fair rating from the responding households. The majority (37 percent) indicated that the quality of the educational facilities was good. Roughly one quarter of the residents judged the facilities as fair. However, while 11 percent rated the facilities as very good, 13 percent asserted the facilities were poor, and 7 percent asserted the quality was very poor. This dissatisfaction could be related to the fact that over three quarters of the school facilities are deficient in site area. However, despite this deficiency, the majority of the schools serving the community are under utilized.

Almost one half of the respondents (46 percent) reported that the quality of the educational facilities in Southeast San Diego had remained stable between 1979 and 1984. Almost

one third of the households asserted that the schools had improved over this time period. In contrast, 13 percent reported that the quality had declined.

From 1979 to 1984, the overall enrollment increased in Southeast San Diego schools by 2,297 students. This increase was the result of "magnet" programs designed to attract students from outside regular attendance boundaries in an effort to integrate the schools. Although the majority of the schools are still operating under capacity, the increased use of portable classrooms between 1979 and 1984 has resulted in a decrease in the amount of playground space.

- Parks

The park and recreation facilities in Southeast San Diego received one of the least favorable evaluations of all the community facilities and services reviewed. Less than one third of the respondents rated the quality of the facilities as good (21 percent) or very good (10 percent). Thirty percent gave the park and recreation facilities a fair rating. The remaining respondents judged the facilities as either poor or very poor (29 percent and 5 percent, respectively).

The high level of dissatisfaction expressed by the residents is reflective of actual existing inadequacies in the community. The neighborhood parks in the community are deficient in both acreage and geographic distribution. Although the community park service level is in compliance with the General Plan standards, this does not seem to compensate for the inadequacy of the distribution of the available neighborhood park facilities.

Over 50 percent of the respondents reported no change in the quality of the parklands in Southeast San Diego. The remaining households were divided over whether the facilities had improved or declined over the past five years. Twenty percent maintained the quality had improved, while 22 percent felt the quality had declined.

In actuality, from 1979 to 1984, the population in Southeast San Diego increased by 5,000 persons while the park acreage increased by 18.51 acres. However, the increase in parkland acreage did not resolve the deficiency in both the size and geographic distribution of neighborhood parks in the community.

- Libraries

The result of the survey suggests that the residents of Southeast San Diego are moderately satisfied with the quality of the libraries serving the community. Roughly 40 percent of the respondents rated the facilities as either very good or good (12 percent and 29 percent respectively). One quarter of the households assessed the quality of the facilities as fair. A full 20 percent responded that the quality of the libraries was poor. An additional 8 percent stated that the libraries in the community were very poor.

In actuality, the libraries serving the Southeast San Diego community are substandard in all respects according to both the Library Standards and General Plan standards. One of the facilities has inadequate floor space and is poorly located. Both of the facilities have no room for expansion. In addition the 1984 facilities do not meet the General Plan standard of 2.7 to 4.4 volumes per square foot. The 4,200 volumes are not adequate to serve the current population.

Almost one third of the residents reporting felt that the quality of the library facilities did not change during the last five years. Eleven percent asserted that the quality had improved. In contrast, 16 percent stated that the quality of the libraries had noticeably deteriorated. Between 1979 and 1984, the floor area of the libraries remained the same while the number of volumes decreased. As a result, these facilities did not keep pace with the increases in population during the past five years.

- Police Protection

The majority (33 percent) of the survey respondents indicated that the police protection service to the community was fair. Roughly 31 percent reported that the quality of service in the community was good. An additional 13 percent rated the quality as very good. A combined total of 20 percent asserted that the quality of the police service in Southeast San Diego was either poor (16 percent), or very poor (4 percent). In Southeast San Diego, as in the rest of the City, the Police Department facilities are at peak use.

Almost one half of the respondents reported that the quality of the police service to the community had remained the same over the past five years. A relatively high percentage, (31 percent), stated that police protection in the area had improved. In contrast, slightly more than half this number (16 percent) asserted that the quality had declined.

The relatively high percentage of respondents reporting an improvement in service reflects to some degree the actual changes which occurred in police protection between 1979 and 1984. The 1980 bond issue resulted in the establishment of the Skyline area station in 1982. This station provides added service to the Southeast community. In addition, throughout the City, the crime rate has dropped between 1979 and 1984.

- Fire Protection

The fire protection service to the community received one of the most enthusiastic evaluations of all the services or facilities reviewed. Forty-four percent of the residents rated the service as good. An additional 21 percent judged the services as very good. One quarter of the households rated the fire protection service as fair. Only 4 percent indicated that the quality of the service was poor. The positive rating of the fire service is consistent with the position of the City Fire Department that the urbanized areas of the city are well served because of the number of stations present and the service area overlap which results.

Almost two thirds of the respondents asserted that the quality of the fire protection service had not changed in the past five years. Over one quarter of the households felt that the quality of service had improved. In contrast, only 3 percent asserted that the service had declined in quality. According to the City Fire Department, the quality of service in urban areas had remained good despite the increasing intensity of development.

- Public Transit

The public transit system received a favorable review from the survey respondents. The majority (39 percent) of the respondents rated the system as good. An additional 17 percent felt that the quality of service was very good. Almost one quarter of the households assessed the system as fair. A combined total of 15 percent of those surveyed described the transit system as poor (7 percent) or very poor (8 percent).

Roughly 60 percent of the households felt the quality of service provided by the transit system had remained stable over the past five years. Twenty-eight percent responded that the quality of service had improved. In contrast, only 6 percent perceived a decline in the quality of service.

- Freeways and Highways

The survey respondents rated the quality of service provided by the freeways and highways more highly than any other community service or public facility. Almost one half of the respondents indicated the quality of these roads were good. In addition, 33 percent rated the roads as very good. Only 11 percent felt the quality of the service provided by these roads were fair. A combined total of 7 percent responded that the quality of service was poor or very poor (4 percent and 3 percent, respectively).

The majority of the respondents (58 percent) felt that the quality of service provided by these streets had not changed between 1979 and 1984. Thirty percent of the respondents indicated that the quality of service had improved. In contrast, only 6 percent perceived a deterioration in the quality of service.

- Local Streets

The quality of service provided by the local streets received the poorest evaluation of all the community facilities or services reviewed in Southeast San Diego. Overall, the respondents assessed the quality of service to be fair to poor. Thirty percent awarded the level of service a fair rating. Roughly one quarter of the respondents reviewed the quality of the local streets as good. Only 8 percent indicated the quality of the streets was very good. In contrast, 25 percent rated the quality as poor. An additional 12 percent judged the quality of the local streets to be very poor.

Less than half of the respondents asserted that the quality of service had not changed between 1979 and 1984. Sixteen percent reported an improvement in the quality of service over the same period. In sharp contrast, 35 percent perceived a decline in the quality of the local streets.

OTAY MESA-NESTOR

Overall, the residents of Otay Mesa-Nestor rated the quality of the community services and facilities as good. In evaluating the changes in the quality of these public services and facilities over the past five years, the majority of the respondents indicated that the quality had remained stable. A fairly sizable portion of the households responding noted

an improvement in the quality of certain services or facilities. A small percentage of the respondents perceived a decline in the quality. The perceived quality of the community services and the perceptions of changes in the quality of these services are summarized in the accompanying table.

Perceived Quality of Community Services
in Otay Mesa-Nestor

Service	Very Good	Good	Fair	Poor	Very Poor	Improved	Declined	No Change
Schools	18%	43%	25%	4%	2%	21%	14%	51%
Parks	12%	39%	28%	14%	3%	29%	12%	55%
Libraries	12%	30%	31%	14%	8%	23%	5%	66%
Police Protection	18%	41%	22%	7%	10%	23%	14%	55%
Fire Protection	30%	49%	15%	1%	1%	26%	0%	66%
Public Transit	17%	44%	23%	7%	5%	45%	5%	43%
Freeways & Highways	59%	33%	6%	0%	1%	31%	3%	60%
Local Streets	17%	48%	18%	11%	4%	17%	17%	61%

Note: The difference between the total percent and 100 percent represents the percentage of respondents with no opinion.

- Schools

According to the survey responses, the majority of the residents of Otay Mesa-Nestor are generally pleased with the quality of the educational facilities in the community. Forty-three percent rated the schools as good, while an additional 18 percent indicated that the quality of the school was very good. One quarter of the respondents viewed the facilities as fair. Only 4 percent felt the educational facilities provided a poor quality of service. Two percent asserted that the schools were very poor. The level of satisfaction is consistent with the evaluation of the Community Plan regarding the adequacy of the schools according to the General Plan standards.

Roughly one half of the households reported that the quality of the schools had remained the same between 1979 and 1984. Twenty percent felt the quality had improved. In contrast, 14 percent asserted the quality had declined. Between 1979 and 1984, the overall enrollment in the schools serving Otay Mesa-Nestor increased slightly by 380 students to a total of 10,219 pupils.

- Parks

The respondents rated the quality of the park and recreational facilities as good to fair. Slightly over one half of the households indicated that the quality of the facilities were either good (39 percent) or very good (12 percent). Over one quarter of the respondents felt that the quality of the facilities was fair. In contrast, 17 percent asserted that the facilities were either poor or very poor (14 percent and 3 percent, respectively). The prevalence of satisfaction among these residents is surprising, since according to the General Plan standards, the community is deficient in the size and the location of park and recreational facilities.

Fifty-five percent of the respondents indicated that the quality of service provided by these community facilities did not change between 1979 and 1984. Twelve percent perceived a decline in the level of service. In contrast, almost 30 percent reported that the quality had improved between 1979 and 1984.

It is surprising that such a large percentage of respondents indicated that the quality of the parklands had improved and such a small percentage felt the quality had declined. In actuality, between 1979 and 1984 the parkland acreage and status of development remained the same while the population in the community increased by approximately 4,000 residents. The neighborhood parks have not been improved because the community wants to first develop the 60 acre Montgomery Waller Community Park.

- Libraries

The library facilities received the lowest rating of the services or facilities reviewed by the respondents. The majority of the households reported that the quality of the facilities was either good (30 percent) or fair (31 percent). While 12 percent rated the facilities as very good, 14 percent indicated the quality as poor. In addition, 8 percent felt the quality was very poor. The level of dissatisfaction is not surprising, since according to the General Plan standards the library facilities in the community are inadequate.

The majority (66 percent) of the respondents asserted that the quality of service had remained stable between 1979 and 1984. While one quarter of the respondents indicated that the facilities had improved, only 5 percent reported a decline in quality. The relatively high percentage of respondents reporting an improvement in quality and the very low percentage indicating a decline are in conflict with the

actual changes which occurred in the facilities over the past five years. Between 1979 and 1984 as the population of Otay Mesa-Nestor increased, the facilities which were already inadequate for the 1979 population levels remained basically unimproved. Although the volumes in circulation increased by 2,700 books, the library facilities in the community remained inadequate to serve the population of Otay Mesa-Nestor in terms of area, available volumes, and the number of books per capita.

- Police Protection

According to the survey responses, the majority of the residents appear to be pleased with the quality of the police protection service. Forty-one percent rated the quality of the service as good. An additional 18 percent indicated that service was very good. Twenty-two percent assessed the facilities as fair. A combined total of 17 percent evaluated the service as poor or very poor (7 percent and 10 percent, respectively). These residents are pleased despite the difficulties in providing service to the City in general reported by the Police Department.

The majority (55 percent) of the respondents indicated that the quality of police protection in Otay Mesa-Nestor had remained the same between 1979 and 1984. Twenty-three percent felt that the quality of the service had improved. Roughly 14 percent felt that service to the area had declined.

The perceptions of the residents surveyed are somewhat consistent with the actual changes which occurred in police service between 1979 and 1984. The 1980 bond issue resulted in the establishment of the San Ysidro area station which has increased service to the community. Although the overall ratio of 1.5 police officers per thousand people is beneath the national standard of 2.0 officers per thousand, the level of crime throughout the city has decreased since 1979.

- Fire Protection

The fire protection services received one of the highest ratings of any of the services or facilities reviewed. Almost one half of the respondents attached a good rating to the quality of the service. In addition, 30 percent of the households rated the service as very good. Fifteen percent assessed the quality of the service as fair. Only two percent rated the quality as either poor or very poor. The high

level of satisfaction expressed by the respondents is consistent with the position of the City Fire Department that service in urban areas has remained good despite the increasing intensity of development.

Roughly two thirds of the respondents asserted that the quality of the service to the community had remained the same over the last five years. Over one quarter of the respondents felt the quality had improved. None of the households indicated that the level of service in the community had declined. These perceptions appear to be consistent with the actual changes in fire service to Otay Mesa-Nestor between 1979 and 1984. During this period, the addition of the La Jolla Fire Station has increased the service to the Otay Mesa Nestor community.

- Public Transit

In general, the public transit system received a positive rating from the respondents. A combined total of 61 percent described the quality of the transit system as either good (44 percent) or very good (17 percent). Almost one quarter rated the facilities as fair. Seven percent rated the quality of service as poor and 5 percent viewed the quality as very poor.

The majority (45 percent) of the respondents reported that the quality of public transit service in the community had improved between 1979 and 1984. Forty-three percent reported no change in the quality of service. Only 5 percent felt that the quality had declined.

- Freeways and Highways

The survey respondents rated the quality of service provided by the freeways and highways more highly than any other governmental service or public facility reviewed. A combined total of 92 percent judged the facilities to be either good or very good (33 percent and 59 percent, respectively). Only 6 percent rated the quality of these roads as fair. One percent indicated that the roads were very poor.

The majority (60 percent) of the respondents indicated that the quality of the highways and freeways had not changed over the past five years. Almost one third of the respondents reported that the quality had improved. Only 3 percent perceived a decline in the quality of these roads.

- Local Streets

Generally, the majority of the respondents rated favorably the quality of the local streets. Roughly two thirds of the respondents rated the quality of these roads as good or very good (48 percent and 17 percent, respectively). Eighteen percent judged the quality as fair. A combined total of 16 percent asserted the quality was either poor (12 percent) or very poor (4 percent).

The majority (61 percent) of the respondents felt that the quality of the local roads had not changed between 1979 and 1984. Equal percentages of the respondents, (17 percent each), maintained that the quality of the local roads had either improved or declined.

Quality Ratings by Community Service or Facility

- Schools

The residents of Rancho Bernardo and Mira Mesa expressed the highest degree of satisfaction with the quality of their educational facilities. The respondents from Southeast San Diego indicated the highest level of dissatisfaction regarding the quality of the facilities.

The majority of all the respondents in each of the five communities maintained that the quality of the educational facilities has not changed over the past five years. With the exception of the Mid-City households, a relatively small percentage of the households indicated that the quality had declined. In all of the neighborhoods except Mid-City, a greater percentage of the residents indicated that the quality of the facilities had improved rather than declined.

- Parks

In general, throughout the five communities the recreational facilities received the lowest ratings of all the community services or facilities. The respondents living in Rancho Bernardo and Mira Mesa rated the quality of the parklands and recreational facilities more positively than did the residents in the other three communities. The residents of Southeast San Diego reported the highest degree of discontent with the quality of these facilities.

In each of the communities except Otay Mesa-Nestor, the majority of the respondents asserted that the quality of the recreational facilities had not changed from 1979 to 1984. In Otay Mesa-Nestor, the majority of the respondents felt the recreational facilities had improved. In all of the communities except Mid-City and Southeast San Diego, a higher percentage of residents reported that the communities had improved rather than declined.

- Libraries

In most of the communities, the library facilities received a moderately favorable review. The libraries in Rancho Bernardo received the most favorable rating from its patrons in comparison to the respondent evaluations of the facilities in the other four communities. The households from Mira Mesa and Southeast San Diego expressed the greatest level of dissatisfaction with the facilities in their respective communities.

The majority of the respondents in each community reported that the quality of the facilities had not changed during the last five years. In all the communities except Mid-City and Southeast San Diego, a higher percentage of the respondents felt the quality of the facilities had improved rather than declined. With the exception of the households in these two communities, a relatively low percentage of the respondents perceived a decline in the quality of service.

- Police Protection

With the exception of the households of Southeast San Diego, the quality of the police protection services to the various neighborhoods received a good rating from the respondents. The residents of Southeast San Diego rated the quality of service more poorly than did the residents of any other community. The highest level of satisfaction with the quality of the service was expressed by the residents of Rancho Bernardo.

The majority of all the respondents in each of the five communities asserted that the quality of the police service had not changed in the past five years. A relatively high percentage of the respondents from each neighborhood indicated that the quality of the service had improved. In all of the communities, only a small percentage of respondents perceived that the quality of the police protection had declined. A higher percentage of the households from Southeast San Diego than from any other community indicated that the quality of service had either improved or declined.

- Fire Protection

The respondents in each of the communities gave the quality of the fire protection services one of the highest ratings of all the public services or facilities reviewed. The residents of Rancho Bernardo expressed the highest degree of satisfaction. Conversely, the residents of Southeast San Diego expressed the lowest degree of satisfaction with the quality of the service.

As with most of the other services and facilities, the vast majority of the households reported no change in the quality of the fire protection services over the past five years. In general, roughly one quarter of the respondents in each community indicated that the quality of the service had improved. A very low percentage of the respondents from the respective communities noted a decline in the quality of the service.

- Public Transit

With the exception of the respondents from Mira Mesa, the households in each community appear to be generally satisfied with the quality of the transit system serving the respective areas. The majority of the residents of Mira Mesa indicated that the quality of the public transit in the area was fair to poor. The residents of Mid-City expressed the greatest level of satisfaction with the system serving their community.

In each of the communities except Otay Mesa-Nestor, the majority of the respondents indicated that the quality of the public transit system has not changed over the past five years. The majority of the respondents from Otay Mesa-Nestor reported that the quality of public transit serving the community had improved. In every community except Mid-City, at least one quarter of the respondents indicated that service had improved. In all of the communities, a higher percentage of households reported an improvement in the quality of service rather than a decline.

- Freeways and Highways

In every one of the neighborhoods, the quality of the service provided by the freeways and the highways received the highest rating of any community service or facility. Consistently over 80 percent of the respondents in each community rated these roads as either good or very good.

In each of the communities except Rancho Bernardo and Mira Mesa, the majority of the households reported that the quality of service provided by these roads had not changed between 1979 and 1984. In both Mira Mesa and Rancho Bernardo, the majority of the respondents perceived an improvement in the quality of service. Only a very small percentage in each of the communities felt that the quality of these roads had declined.

- Local Streets

The rating attached to the quality of the local streets varied considerably among the five communities. The residents of Rancho Bernardo expressed the highest level of satisfaction with the quality of the local streets. The residents of Southeast San Diego appeared to be the least satisfied.

In each of the five communities, the majority of the respondents maintained that the quality of the local streets had not changed between 1979 and 1984. Roughly one third of the respondents in all communities (except Otay Mesa-Nestor), reported that the quality of service had declined. In Otay Mesa-Nestor a greater percentage of the respondents reported that the facilities had improved rather than declined.

PERCEIVED CHANGES IN THE QUALITY OF LIFE

The perceptions of changes in the overall quality of life in the neighborhood varied slightly among the respondents from each of the five communities. However, there were some very consistent similarities among the opinions of the various residents regarding their respective communities. This section discusses the perception of any changes in the quality of life between 1979 and 1984 in terms of the following four factors: overall livability; access to work, cultural and medical facilities; sense of place and neighborhood identity; and maintenance of community resources and public spaces. The distribution of survey responses for each community is summarized in the accompanying table.

Perceived Changes in the Quality of Life

	Rancho Bernardo			Mira Mesa			Mid-City			Southeast San Diego			Otay Mesa-Nestor		
Factor	Improved	Declined	No Change	Improved	Declined	No Change	Improved	Declined	No Change	Improved	Declined	No Change	Improved	Declined	No Change
Overall Livability	2%	66%	30%	7%	60%	28%	4%	62%	30%	12%	46%	41%	12%	48%	37%
Access to Work, Cultural and Medical Facilities	34%	12%	46%	53%	13%	29%	9%	16%	68%	18%	22%	59%	24%	19%	60%
Sense of Place and Neighborhood Identity	12%	27%	58%	22%	31%	37%	11%	50%	33%	21%	30%	45%	14%	29%	53%
Maintenance of Community Resources and Public Spaces	15%	38%	43%	23%	23%	45%	9%	39%	43%	17%	32%	48%	16%	24%	50%

Note: The difference between the total percent and 100 percent is the percentage of the respondents with no opinion.

- Overall Livability and Environment

The majority of the respondents in each of the communities reported that the quality of the overall livability of the neighborhood had declined in terms of the living environment. In Rancho Bernardo, Mira Mesa and Mid-City, approximately two thirds of the respondents reported a deterioration. In each of the remaining communities, slightly under half reported a decline in quality. Very small percentages of the respondents in each community perceived any improvement in the quality of the community environment. However, a greater percentage of the respondents from Southeast San Diego and Otay Mesa-Nestor reported improvement than did the respondents from any of the other communities.

- Access to Work, Cultural, and Medical Facilities

In each of the communities except Mira Mesa, the majority of the survey respondents maintained that the quality of life had remained unchanged between 1979 and 1984 with regard to access to work, cultural, and medical facilities. In Mira Mesa, the majority of the respondents reported an improvement in quality. In each of the communities, a relatively low percentage of respondents reported a decline in quality. A higher percentage of the respondents in Southeast San Diego than in any other community indicated a deterioration in quality. Whereas in Mid-City only 9 percent of the respondents reported an improvement in quality, 34 percent of the households in Rancho Bernardo and 53 percent of the respondents in Mira Mesa indicated that the quality had improved.

- Sense of Place and Neighborhood Identity

With the exception of the respondents in Mid-City, in each community the majority of the respondents reported no change in the quality of life in terms of sense of place and neighborhood identity. In Mid-City the majority of the residents felt that the quality of life had declined. In each of the communities over one-quarter of the residents reported a deterioration in quality. In general, a very small percentage of the respondents indicated that the situation had improved over the past five years. A greater percentage of the respondents from Mira Mesa reported improvement than the respondents from any of the other communities.

- Maintenance of Community Resources and Public Spaces

In each of the communities, the majority of the respondents reported no change in the quality of life with regard to maintenance of community resources and public spaces. Of the remaining respondents in each community, most indicated a decline in quality. A relatively low percentage of respondents perceived that the quality had improved. The lowest percentage of residents indicating improvement was from Mid-City. While only 9 percent of the Mid-City households reported an improvement in quality, 23 percent of the Mira Mesa residents recognized some improvement.

Part IV
Growth Factors and
Implementation of the Strategy

PART IV
GROWTH FACTORS AND IMPLEMENTATION
OF THE STRATEGY

San Diego is among the country's fastest growing cities. Like Fort Lauderdale, Orlando, Tampa - St. Petersburg, Phoenix, Dallas and Anaheim - Santa Ana - Garden Grove, San Diego faces a particular challenge in attempting to guide and manage its growth.

Much of the City's growth has occurred since the 1950's. In the seven years between 1957 and 1964 the City more than doubled its land area, from 133 square miles to 305 square miles. As of mid-1984 the City includes an area of 320 square miles.

In 1979, the City adopted a Residential Growth Management Strategy as a culmination of efforts begun in the early 1970's. Parts I, II, and III of this report examine the patterns and amounts of growth that have occurred in San Diego, its growth areas, and its 53 communities, the effects of this growth upon community services and the quality of life in five selected communities during the first five years since adoption of the Strategy.

The purpose of this Part of the report is to present the Consultants' findings with regard to:

- a summary of major variables other than City policies that affect growth in San Diego

- a summary evaluation of the efficacy of the Residential Growth Management Strategy's Goals

- Recommended Modifications to the Strategy

MAJOR VARIABLES OTHER THAN CITY POLICIES THAT AFFECT GROWTH
IN SAN DIEGO

In order to assess the efficacy of the City's Residential Growth Management Strategy and goals over the past five years, and the likelihood of the program's success in the future, it is necessary to identify factors that have a significant influence on growth in San Diego, but over which the City has little if any control.

Such factors that are considered to be particularly important determinants of growth patterns in San Diego are described briefly below.

Inflation, Interest Rates and the Economy

Throughout the period of time that relates directly to the Series 4B growth projections prepared for the City in 1976, that is, the immediately preceding years which represented existing trends at the time, and the subsequent decade addressed by the projections, there have been significant fluctuations in inflation, interest rates and the economy in general.

Very minor changes in interest rates dramatically affect both the availability of mortgage money and a household's ability to undertake the on-going obligation represented by the purchase of a new home. Furthermore, interest rates on construction loans significantly affect the cost of housing.

A lowered inflation rate changes people's perspective with regard to borrowing money: no longer will the loan be paid back later in considerably cheaper dollars.

During the early 1970's, the country experienced a severe recession. By 1980, it was apparent that the recovery had resulted in far greater growth than the projections prepared in 1976 had anticipated for the City of San Diego. Then again in the early 1980's, another recession slowed growth unexpectedly.

Housing Cost Rising Faster Than the Cost of Living

The costs of building materials, particularly of lumber and cement, and of labor and land as well as of construction loans have made the cost of housing rise faster than the cost of living in recent decades.

This means that people's range of choice of housing has significantly decreased, particularly in Southern California where the average cost of a new home is approximately twice the national average.

Population Shifts to the Sunbelt

Since the 1960s, a major shift in population has occurred from the northeastern to the south and southwestern United States. While this trend was most marked in the early 1970's, the trend has continued, with the population of the northeastern and north central states becoming nearly static and the south and west continuing to grow at about twice the national average rate.

Population Shifts within the Sunbelt

Shifts are occurring within the sunbelt in response to various local conditions. The I-15 Corridor for example, is attracting high tech industries from other areas in California with its attractive environment and competitive rents. As another example, more and more people who work in Orange County can no longer afford to live there and are seeking housing elsewhere, including San Diego.

Changing Household Sizes and Lifestyle

Nationally, as well as in San Diego as a whole, average household size continues to decline and two income households to increase. Such changes influence the size, type and location of homes sought.

In some communities within San Diego, the opposite to the national and City-wide trend with respect to household size has occurred, because of increases in immigrant population.

Immigration (legal and illegal)

Because of its location on the United States-Mexican border, as well as its proximity to the major Pacific Ocean port of Los Angeles, San Diego is particularly attractive to immigrants to the country who have very different household size, school-aged population, and other characteristics from other City residents. It is difficult to determine with any degree of certainty the numbers of such persons who have become or are becoming City residents.

Ownership Patterns of Undeveloped Land in San Diego

As of 1983, 68% of the vacant developable land in the City's Planned Urbanizing communities was owned by twelve developer/landowners.

Among the largest of these twelve landowners, two are major Canadian corporations and several have operations that extend throughout California and other portions of the United States. The decisions of such landowners as to when and how they will develop these landholdings are determined at least as much by corporate considerations in other parts of the Country or the world, as by growth incentives or disincentives established by the City of San Diego.

Within the Urbanized Area, by contrast, there are large numbers of owners of small parcels. Competition among such market participants tends to make them more likely to respond to the City's growth incentives and disincentives.

Proposition 13

Proposition 13 serves here as a rubric for several amendments to the State Constitution and local laws that have acted, starting with Proposition 13 in 1978, and including the City's Proposition J and the State's Gann Initiative, to limit City Revenues and growth in such revenues over time, available for both capital and operating expenditures for community facilities and services.

A summary of the provisions of Proposition 13, Proposition J and the Gann Initiative is set out in the Report of the Subcommittee on Infrastructure Financing of the City of San Diego Growth Management Review Task Force (October 1984, pp. 6-8).

The result has been to severely curtail the City's ability to carry out its goal of improving community facility and service levels in the City's Urbanized communities.

Jarvis IV

Jarvis IV is intended here to connote future potential further limitations upon San Diego's ability to pay for construction operation and maintenance of community facilities and services.

Jarvis IV, defeated Tuesday, November 6th, would have closed such "loopholes" in Proposition 13 as permission of a new tax for a specific purpose if revenues are not placed in a special fund, and the omission of fees from its limitations. Under Jarvis IV, local tax increases would only have been permitted with 2/3 public vote or with State authorization through a 2/3 legislative vote, and fee increases would have been permitted to exceed the Consumer Price Index unless they received a 2/3 public vote or 2/3 vote of the State Legislature. Proponents of the legislation plan to begin efforts immediately to reintroduce this or similar legislation next year.

A SUMMARY EVALUATION OF THE EFFICACY OF THE RESIDENTIAL GROWTH MANAGEMENT STRATEGY'S GOALS

Given the factors described above, it is remarkable that the City has been able to achieve growth patterns that conform as much as they do to the patterns that were intended at the time of adoption of the Strategy in 1979. The differences that were experienced could easily be accounted for by a combination of such factors over which the City had little or no control.

Such variations are provided for within the very structure of Growth Management. Growth Management includes as one of its most important elements provisions for monitoring growth to determine whether or not the desired results are being achieved, and to permit adjustments to the Strategy as necessary.

When a determination has been made that there is a difference between growth as it was intended to occur and growth as it did occur, one of two overall responses is called for: either to modify the Strategy so as more closely to achieve the goals or to modify the goals on the basis that the difference between what was sought and what was achieved is a desirable one. In Orlando, Florida, for example, it was found that growth of certain office and manufacturing uses was occurring at a higher rate than had been anticipated. This variation was considered positive, and the goals were modified accordingly.

In a related vein, San Diego's City Council Policy 600-30 provides for General Plan Amendments to shift areas from the Future Urbanizing to the Planned Urbanizing Area, when such a shift would result in greater unanticipated public benefits than could otherwise be achieved.

The most significant difference between what occurred and what was intended to occur under San Diego's Residential Growth Management Strategy during its first five years was its greater than intended shift of residential growth into its Urbanized communities. Had not severe limitations been placed upon the City's ability to raise revenues to pay for the construction operations and maintenance of community facilities and services to serve this growth, this difference might well be found to be a desirable one, requiring only minor adjustments in such aspects of the program as those relating to preservation of natural open space in the Urbanizing communities.

Because of the diminished City revenues available for providing such increased levels of services in the Urbanized communities, however, more than minor adjustments will be needed to the Strategy to coordinate growth with provision and improvement of community services.

In our judgement, with adjustments to the Strategy of the kind described in the following section, it should be possible for the City to continue its program with a higher degree of coordination between its goals and its achievements during its next five years than in its first five years, barring unexpected vicissitudes in factors of the kind described in the preceding section.

RECOMMENDED STRATEGY MODIFICATIONS

WRT's long experience with Growth Management Programs elsewhere in the country leads us to believe that the following are the general directions that the City should pursue in adjusting and tuning its Residential Growth Management Strategy. Since these recommendations are based upon a study carried out during a two month time period, however, they must be viewed as conceptual and preliminary.

Areas in which we recommend that consideration be given to Strategy modification are:

1. Growth Monitoring and Response
2. Capital Program
3. Criteria and Standards for Community Services
4. Public/Private Payment for Community Services in the Urbanized Area
5. Coordination of City and County Growth Management Programs
6. Special use of the Police Powers
7. Special Environmental Features and Amenities

A brief description is provided below of the reasons for identification of each of these as areas to be considered for modification, and of the types of modification that should be considered.

1. Growth Monitoring and Response

During the analysis of the differences between growth as it was expected to occur and growth that actually occurred in San Diego during the last five years, it became apparent that as early as 1980, (or 1981, when the U.S. Census figures for 1980 became available), a distinct pattern had emerged of greater than anticipated growth in the Urbanized Area and less than anticipated growth in the Planned Urbanizing Area.

The response time in changing implementation measures to correct the Residential Growth Management Strategy in light of the 1980 Census was too slow.

Means should be sought to adjust the Growth Management Program in such a way as to permit the City to respond more promptly to such a shift, through adjustments in one or more of the implementation policies discussed below.

2. Capital Program

A review of the City's Six Year Capital Program and programming process finds that the process and program format do not lend themselves well to coordination with the growth policies of the Residential Growth Management Strategy. Projects are identified by department and by function and nowhere systematically aggregated by growth area or by community. While each project is reviewed in terms of its "Relationship to General and Community Plans," findings of consistency are very general statements, which are not readily verifiable.

While data exists that would permit monitoring of the relationship of capital expenditures to growth goals, the present program format will have to be expanded or modified to permit such monitoring to be done easily and efficiently. Furthermore, to permit close monitoring of the consistency of budgeted and programmed expenditures with Community Plans, these Community Plans may require more detailed recommendations regarding plan implementation. Recent community plans such as the plan prepared for Linda Vista in July 1983 include greater detail with respect to implementation which could allow such detailed monitoring of capital projects.

The City's computer capability provides a special opportunity for matching budgeted and programmed improvements against identified needs and available and applicable types of funding in each of the City's communities. This capacity should be used by the City to strengthen its growth strategy.

To assure a long range perspective in monitoring capital investments, the comprehensive 20 Year Needs Assessment prepared in 1977 and updated recently, should be thoroughly reviewed regularly, probably at five or six year intervals.

In conclusion, such monitoring might be easier to achieve if the Planning Department and Planning Commission had a larger role in preparation of the program, and if the goals of the residential growth strategy were more integral to the day to day planning of other departments.

3. Criteria and Standards for Community Services

As indicated in Part II of this report which summarizes the responses to the Growth Management Questionnaire, there is by no means a direct correlation between residents' perceptions regarding the quality of various community services and whether or not they have improved or declined over the past five years, and the evaluation of these facilities based upon the objective criteria defined by the General Plan Standards. Furthermore a review of specific comments made by respondents

indicates that many aspects of such services such as landscaping of public open space may be as important as, if not more important than, those aspects which are defined in the General Plan Standards.

It is therefore recommended that the Planning Department work with each of the Urbanized communities to prepare its own community services needs assessment tailored to the particular character of the community.

The high response rates and detailed information regarding residents' perceptions of community services obtained from the Growth Management Questionnaire used in this study suggests that such a tool could be valuable in developing such community services needs assessments.

4. Public/Private Payment for Community Services in the Urbanized Area

The major public investment in improving community facilities in San Diego's Urbanized communities that was envisioned at the time of preparation of the Residential Growth Management Strategy was prevented by Proposition 13 and related State and City legislation.

With the City's success in encouraging growth to occur within its Urbanized Area, this problem has increased, since one of the major incentives to develop there took the form of not requiring developers in the Urbanized Area to pay most of the fees required of developers in the Planned Urbanizing Area for extension of community services.

It now becomes apparent that in order to achieve improvements in community services in these areas, new financing methods must be established. We recommend that a shared effort be considered, consisting of greater public investment to attempt to catch-up with the needs of existing residents, and a requirement for some contribution on the part of new developers toward provision of additional increments of service to meet the needs of residents of new development.

Organization of the Capital program by community as well as by function and department, as discussed above, would assist in directing the public commitment to this effort.

Because it is considered that new developers in Urbanized communities should only be required to pay for the additional increment of services for which their development generates demand, fees required in the Urbanized Area would still be substantially lower than those required in the Planned Urbanizing Area.

5. Coordination of City and County Growth Management Programs

There is a lack of coordination at present between the City and County Growth Management Programs. Furthermore, since the County is not a member of SANDAG, there is no opportunity for policy coordination at the regional level.

Since the County is now in the process of updating its plan and the City is about to undertake a review of its General Plan, it would seem to be appropriate to initiate a cooperative effort at this time. One of the major issues that must be addressed is that of future annexation. A postponement of the January deadline for completion of Sphere of Influence studies will allow the City additional time in which to consider its position on future annexations.

6. Special Use of Police Powers

At present, as indicated in the Draft Report of the Residential capacity subcommittee of the Growth Management Review Task Force (August 1984, p. 1), residential zoning capacity significantly exceeds existing densities as well as densities intended under the Plan in certain Urbanized communities in the City. While state legislation in 1971 required that local zoning be made consistent with adopted plans, San Diego was exempt from this requirement as a Charter City. Efforts to rezone to lower densities in order to respond to the intent of the State legislation have not been well received by City residents.

These high permitted densities exacerbate the City's difficulties in keeping pace with development in the provision of community services in urbanized communities. They also make it difficult to achieve such purposes as transfers of development rights in Uptown, for example, from canyons to high density residential and commercial corridors, since there is little if any incentive for landowners in such corridors to purchase additional development rights. The City's first TDR application occurred in Greater Golden Hill where, in support of historic preservation, rights can be transferred to a district whose density is restricted and where the incentive for transfer is therefore strong.

To address this problem, it is recommended that the City develop a series of conditions under which the current relatively high densities would be permitted. Up to a specified lesser density, no special conditions would be applicable. Above that specified lesser density, however, development would only be permitted if accompanied by provision of specified community facilities or contributions in lieu thereof, over and above any fees that may be required of

most or all new residential development in the urbanizing communities, as discussed above. Such development would also be permitted if the rights for it were purchased from a district designated for transfer.

7. Special Environmental Features and Amenities

A study prepared in 1978 by Copley International Corporation, entitled Why People Move to San Diego found that San Diego is widely perceived as having outstanding environmental quality, out ranked by only a few other cities, including Honolulu and Miami.

The City of San Diego's General Plan includes among its most important elements, recommended actions regarding open space and urban design, features which are essential to that environmental quality.

There has long been a concern that the sheer extent of lands in the City's canyons made them difficult to preserve; correspondingly, there has been broad discretion with regard to their preservation, within the rather general limits set by the Hillside Review Overlay District in 1975. Just in the past several months, the City has completed an Open Space and Sensitive Area Preservation Study and Hillside Design and Development Guidelines which go considerably further in defining City intentions with regard to the canyons. Only after the guidelines have been in effect for some time will it be possible to determine whether or not stronger controls are needed.

With respect to Urban Design, it has been noted by the Quality of Life Subcommittee of the City of San Diego Growth Management Review Task Force (October 1984) that City staff time allocated to urban design is insufficient to provide for the kind of overall design coordination needed, particularly for major Downtown projects.

In order to achieve the kind of design vision of the City and various areas within it articulated by Lynch and Appleyard in their 1974 study, Temporary Paradise, it will be necessary for the City to make a greater commitment to urban design.

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